



12 Greys Close, Bussage, Stroud, Gloucestershire, GL6 8HB
Guide Price £380,000

PETER JOY
Sales & Lettings



12 Greys Close, Bussage, Stroud, Gloucestershire, GL6 8HB

A well-presented three bedroom detached family home, tucked away in a quiet cul-de-sac on the popular Manor Farm development in Bussage, just a few miles east of Stroud. Offered to the market chain free, the property benefits from a spacious sitting room with open fireplace, dining room with garden access, driveway parking, garage and an attractive enclosed rear garden.

ENTRANCE HALL, WC, SITTING ROOM, DINING ROOM, KITCHEN, THREE BEDROOMS, FAMILY BATHROOM, LEVEL REAR GARDEN, DRIVEWAY PARKING, GARAGE, GAS CENTRAL HEATING, DOUBLE GLAZING & OFFERED TO THE MARKET CHAIN FREE



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

Situated in a quiet cul-de-sac on the ever-popular Manor Farm development in Bussage, just a few miles east of Stroud, this three-bedroom detached family home is offered to the market chain free. The ground floor accommodation comprises an entrance hall with a convenient cloakroom/WC, a good-sized sitting room featuring an open fireplace with brick surround, and an opening through to the dining room with patio doors leading out to the attractive rear garden. The fitted kitchen overlooks the garden and benefits from a side door providing additional access to the outside. Upstairs, the first-floor landing offers two built-in storage cupboards. The main bedroom includes a built-in wardrobe and useful cupboard over the stairs, while the second double bedroom enjoys views across to Lypiatt. A third single bedroom and a family bathroom complete the first floor.

Agents Note: Probate is awaited for this sale.

Outside

Externally, the property features a lawned front garden with hedging that provides privacy to the ground floor. A driveway offers off-road parking and leads to the garage. The rear garden is mainly laid to lawn with a patio seating area and planted beds, all enclosed by fencing and traditional Cotswold stone wall boundaries.

Location

The property is located on the edge of the Bussage estate in a superb peaceful cul-de-sac location. It, along with the neighbouring villages of Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, GP surgery, pharmacy, a post office and shops in the area. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via the A419 London Road and proceed along past Brimscombe Corner and turn left into Toadsmoor Hill. Proceed up to the top of the hill and turn right onto the Ridgeway. Turn left into Tanglewood Way and first left into Dorrington Court. Follow the road round, bear left at the top of the road into Greys Close where number 12 can be found on the right hand side identified by our for sale board.

Property Information

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and Ultrafast, and you are likely to have service from the main service providers.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

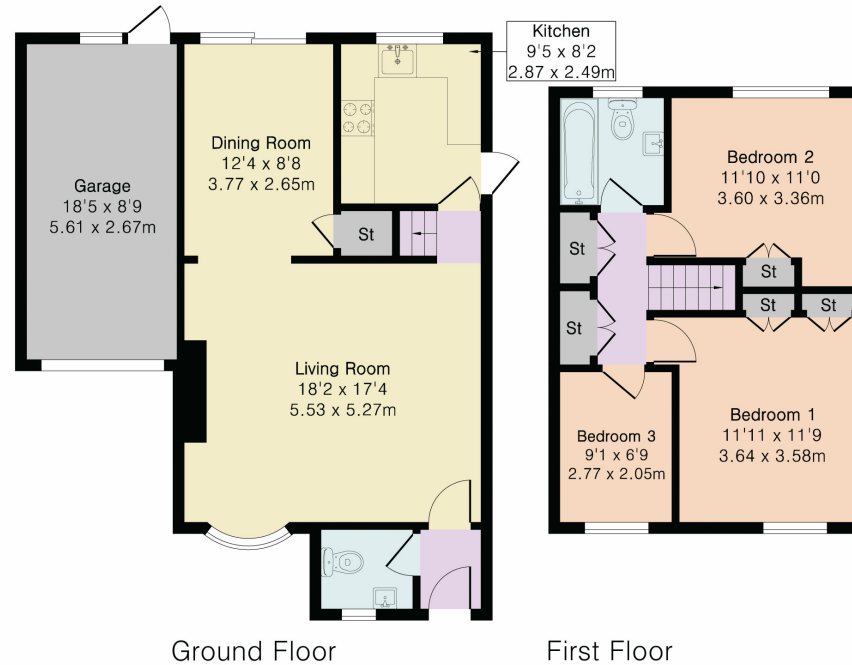


**Approximate Gross Internal Area 960 sq ft - 89 sq m
(Excluding Garage)**

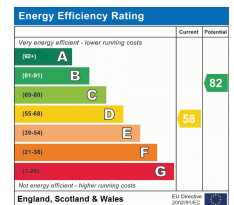
Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 161 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.