



109 The Old Common, Chalford, Stroud, Gloucestershire, GL6 8NH  
£274,400



## 109 The Old Common, Chalford, Stroud, Gloucestershire, GL6 8NH

A three bedroom terraced property situated in a cul-de-sac location on The Old Common in Chalford with two reception rooms, rear garden and allocated parking.

STORM PORCH, 15' BAY-FRONTED LIVING ROOM, 8' DINING ROOM WITH UNDERSTAIRS STORAGE AND DOOR TO REAR GARDEN, 8' FITTED KITCHEN WITH INTEGRATED OVEN AND HOB, LANDING WITH AIRING CUPBOARD, BATHROOM WITH SHOWER OVER BATH, 10' MAIN BEDROOM WITH BUILT IN WARDROBES, 9' SECOND BEDROOM, 6' THIRD BEDROOM WITH BUILT IN CUPBOARD, GOOD-SIZE REAR GARDEN WITH PATIO SEATING AREA &, LAWN, SCHOOLS, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

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### Description

A well-proportioned three bedroom terraced property found off of The Old Common in a cul-de-sac within the Manor Farm Estate in Chalford. Around five miles from Stroud, this area benefits from a local convenience store, well-established primary and secondary school and a park. The ground floor comprises a bay-fronted living room, dining room with access to the rear garden and understairs storage, and a fitted kitchen with integrated Smeg oven and hob. On the first floor is a landing with airing cupboard, bathroom with shower over the bath, main bedroom with built in wardrobes, second bedroom and third single bedroom with built in storage cupboard. The property benefits from gas central heating and double glazing throughout.

### Outside

The interior is complemented by having a good-size garden to the rear and is accessed from the dining room. The garden is mainly laid with lawn but also benefits from two patio seating areas. There is paved level access to the front of the property and an allocated parking space.

### Location

The nearby area benefits from local convenience stores, well-established primary and secondary schools, a church, parks, village pubs, a pharmacy and takeaway options 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 as well as. 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 after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Continue along and take the fourth left onto Tanglewood Way, The Old Common is the second turning on your left, follow on through the traffic calming and the cul-de-sac can be found after the turning for Gardiner Close on the left hand side as indicated by our "For Sale" board.

### Property Information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house depending on provider.

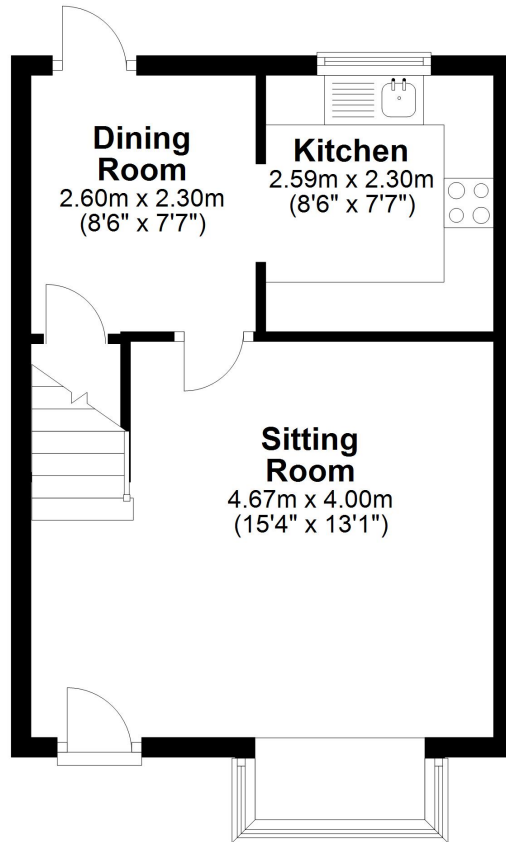
### Local Authority

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



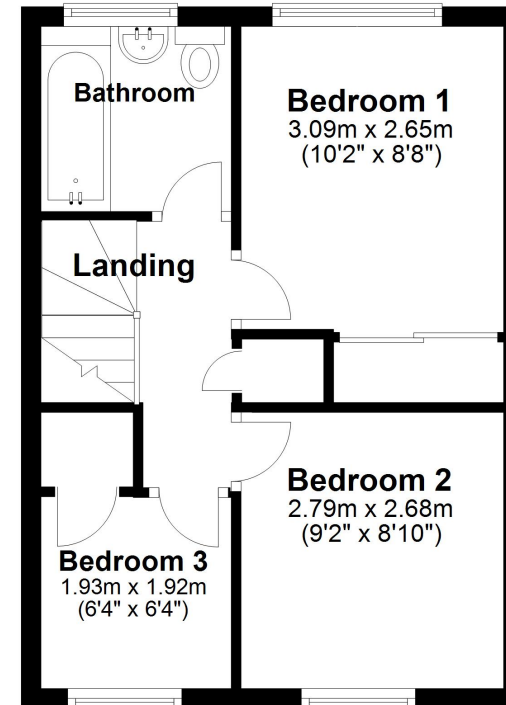
## Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



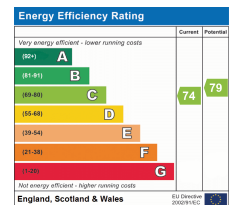
## First Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



Total area: approx. 64.3 sq. metres (692.4 sq. feet)

**109 The Old Common**



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.