



9 Ash Grove, Chalford, Stroud, Gloucestershire, GL6 8GZ  
£258,500

**PETER JOY**  
Sales & Lettings





## 9 Ash Grove, Chalford, Stroud, Gloucestershire, GL6 8GZ

Very well positioned modern terrace property overlooking The Old Common on the popular Manor Farm Estate. An entrance hallway, spacious sitting/dining room, fitted kitchen, family bathroom and two bedrooms are complemented by good size front and rear gardens and off street parking. The property is offered with no onward chain.

RECESSED ENTRANCE PORCH WITH STORAGE, ENTRANCE HALLWAY, FITTED KITCHEN, SPACIOUS SITTING/DINING ROOM WITH DOUBLE DOORS TO THE REAR GARDEN, FIRST FLOOR LANDING, TWO DOUBLE BEDROOMS WITH STORAGE, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, FRONT AND GOOD SIZE REAR GARDEN WITH A PATIO AND PEDESTRIAN ACCESS TO THE CAR PORT, OVERLOOKING THE OLD COMMON AND OFFERED WITH NO ONWARD CHAIN.

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)







### Description

Fantastic example of a modern terrace property in a delightful position and comprising a recessed entrance porch with storage, entrance hallway with doors to all other rooms, spacious sitting/dining room with an open plan staircase and sliding double doors leading to the rear patio and garden. The first floor offers a landing with storage, family bathroom, two double bedrooms with fitted storage and a wash basin to bedroom two. Further benefits include gas central heating, double glazing and being offered with no onward chain.

### Outside

Front garden overlooking the Old Common, partially laid to lawn with a paved pathway leading to the entrance door and utility cupboard. The rear garden is enclosed and of a good size with a paved patio to the rear, lawn with a shed and pathway leading to the foot of the garden and the gated pedestrian access to the off street parking.

### 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 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 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 and the property can be found on your left at the end of the Old Common.

### Services

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



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
159-180	
B	
141-158	
C	
123-140	
D	
105-122	
E	
87-104	
F	
69-86	
G	
51-68	
England, Scotland & Wales	
Low energy efficient - higher running costs	
Minimum	
Maximum	
73	
90	

9 ASH GROVE, CHALFORD, STROUD GL6 8GZ.  
TOTAL FLOOR AREA: 55.5 sq.m. (597 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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