



1 Fernville, Lansdown, Stroud, Gloucestershire, GL5 1DA
£350,000



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A charming and beautifully proportioned semi-detached character home, thoughtfully updated within the past year and ideally positioned on the ever-popular Lansdown. Stroud town centre, with its vibrant mix of shops, cafés and amenities, is just a short stroll away.

ENTRANCE HALLWAY, SITTING ROOM WITH AN OPEN FIRE PLACE, DINING ROOM WITH A WOOD BURNER & UNDERSTAIRS STORAGE, CONTEMPORARY STYLE FITTED KITCHEN WITH SIDE ACCESS, SPACIOUS LANDING, TWO DOUBLE BEDROOMS, FAMILY BATHROOM WITH UTILITY CUPBOARD, GAS CENTRAL HEATING, DOUBLE GLAZING, PERIOD FEATURES, SIDE PEDESTRIAN ACCESS, COURTYARD WITH STORAGE SHED, BARKED SEATING AREA & LAWNED GARDEN ACCESSED VIA STEPS, OFF STREET PARKING, PATHWAY LEADING TO THE ENTRANCE DOOR AND EXCELLENT CENTRAL STROUD LOCATION.

Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk





Description

1 Fernville is a charming, well-presented character property that has been thoughtfully updated within the past year, offering excellent access to Stroud's shops, amenities and transport links. Arranged over two floors, the accommodation comprises an inviting entrance hallway with stairs to the first floor and doors to all principal rooms. The spacious sitting room features an open fire, attractive fireplace and stripped floorboards, while the dining room includes useful under-stairs storage, a feature fireplace and a wood-burning stove. The stylish contemporary kitchen is fitted with oversized units to maximise storage and has a door leading to the rear courtyard. On the first floor, a generous landing provides loft access, offering potential for conversion to create an additional bedroom (subject to the necessary consents). There are two well-proportioned double bedrooms and a good-sized family bathroom, which also incorporates a utility cupboard with plumbing for washing machine. Further benefits include gas central heating, double glazing and a wealth of appealing period features.

Outside

The front of the property features an off-street parking space for one car, with steps leading up to the entrance door and a small front garden. A gated entrance provides side access to a shared pathway that leads through to the courtyard and rear garden. Directly off the kitchen is an enclosed courtyard with useful storage and steps providing private access to the main garden. The garden includes a barked seating area and a sloped lawn, with the top section offering an ideal spot for a private seating area or a studio space.

Location

It's with good reason that Stroud was voted 'Best place to live in the UK 2021' by The Sunday Times. Sitting at the point at which five valleys converge, and surrounded by rolling hills within the Cotswold Area of Outstanding Natural Beauty, Stroud is a small town with a huge heart, which has captured the imagination of many over the years. There's plenty to see and do - Stroud has a great variety of shops, cafes, pubs and amenities, including a busy leisure centre, library, museum and award-winning weekly farmers' market. Many of Stroud's shops are independent and family-run. More recent development has seen the relaunch of the Five Valleys shopping centre and the town also has a cinema, ten-pin bowling and a central gym. Stroud has a proud, thriving local community, one steeped in music, art, creativity and environmental issues. There is a wealth of countryside on the doorstep, including three beautiful commons, as well as walks along the historic canal and River Frome. Parents can take their pick from a range of good schools, including a comprehensive and two grammar schools, and there is also a college of further and higher education. Stroud is also superbly placed for access to the M5 and has a direct line train service to London.

Directions

From Stroud take the B4070 Slad Road towards Slad. Turn right into Lansdown opposite The Fountain pub. Continue down Lansdown and the property is directly in front of you on the bend and set back from the road as denoted 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 Ultrafast, and you should have good voice calling and data service from the main mobile providers, but reception may be limited inside the property.

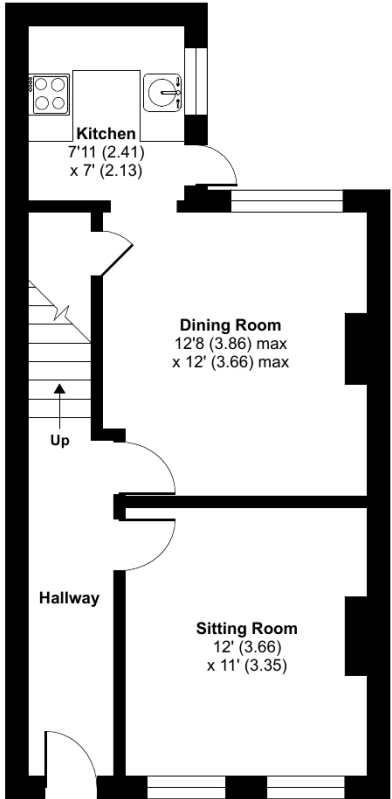
Local Authority

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

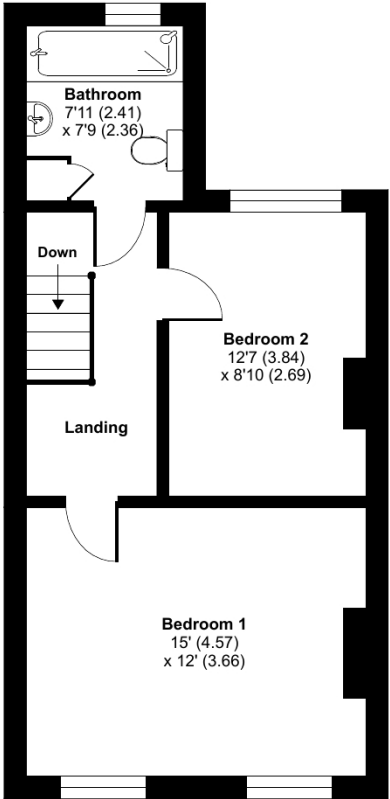


Fernville, Lansdown, Stroud, GL5

Approximate Area = 880 sq ft / 81.7 sq m
For identification only - Not to scale



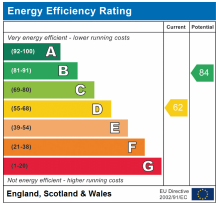
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1013992



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.