



*AJ* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

5

STROUD, GL5 4DQ

Offers over £269,950

## Description

This charming semi-detached bungalow is nestled in a sought-after residential area on the edge of Whiteshill, enjoying an elevated plot with far-reaching views across the valley.

As you arrive, gates open onto a private driveway with parking space leading up to a detached single garage. The front garden is designed for low-maintenance living — laid to decorative chippings with a central planted border and enclosed by a neat wall.

Step inside through a small porch into the welcoming entrance hall, where doors lead to the main living spaces, bedrooms, and shower room. There's also a handy cloak cupboard for extra storage.

To the front of the property, the sitting room is filled with natural light thanks to a large picture window framing those lovely valley views. A feature fireplace with an electric log burner adds a cozy focal point.

Both double bedrooms overlook the rear garden and are bright and spacious, offering plenty of room for freestanding furniture.

The kitchen is well laid out, with a good range of base and wall units, ample worktop space, and a side window letting in natural light. A fridge is included, and there's space for additional appliances. Laminate wood-effect flooring runs throughout. A door from the kitchen leads to a useful enclosed side lobby, offering access to the driveway, garage, and garden.

The modern shower room features a generous walk-in shower, a WC, and a hand wash basin, all neatly tiled with a frosted window for privacy.

The rear garden is fully enclosed and laid to lawn over two levels — a blank canvas with great potential to create your perfect outdoor space.

This lovely home is offered to the market with no onward chain and is in good condition throughout. While the décor and flooring may benefit from a personal touch, the property has clearly been well cared for and presents a fantastic opportunity to move into a popular area with countryside charm. VIEWERS NEED TO BE IN A POSITION TO PROCEED

### AGENTS NOTE

Please note that the property is empty and we have shown some images for you to see what the property could look like with furniture in.

Stamp duty at £269,950

First time buyer £0 Moving home £3,497 Additional Property £16,995

- A delightful semi detached bungalow on an elevated plot
- Offered to the market with NO ONWARD CHAIN, VIEWERS NEED TO BE IN A POSITION TO PROCEED
- Private driveway with gates and a single detached garage
- Lovely gardens to the front and rear offer very good space
- Entrance porch and hall, wealth of light throughout
- Sitting room with large picture window and feature fireplace
- Two good sized double bedrooms with garden views
- Fitted kitchen with side access to an enclosed lobby
- Shower room, double glazed & gas central heating
- Garden on two levels to the rear, great location





## Location & Amenities

Located in a well regarded residential area, in close proximity to Whiteshill a thriving village. The village includes community run shop/café and locally run pub and BnB. Whiteshill also has a village hall used for local independent groups and functions as well as a church. Rural countryside walks to Ruscombe and Randwick. Convenience store along with local post office a short distance from the property in nearby Paganhill.

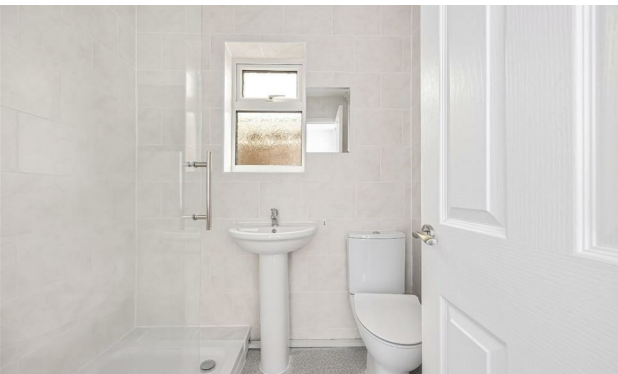


A walk from the property via a shortcut provides an ease of access to Stratford park with leisure centre, outdoor lido and museum. Providing perfect facilities for all the family to enjoy. Ease of access to Stroud centre.



Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the indoor Five Valleys shopping centre.

An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.



Within easy access a range of State and Private schools to include Archway Secondary school, Stroud High (girls), Marling (boys) Grammar Schools and Wycliffe. A wealth of primary schools locally and Stroud College. Bus routes and rail links from Stroud with direct line to London Paddington along with easy access to the Motorway.

## Useful Information

**Tenure:** Freehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

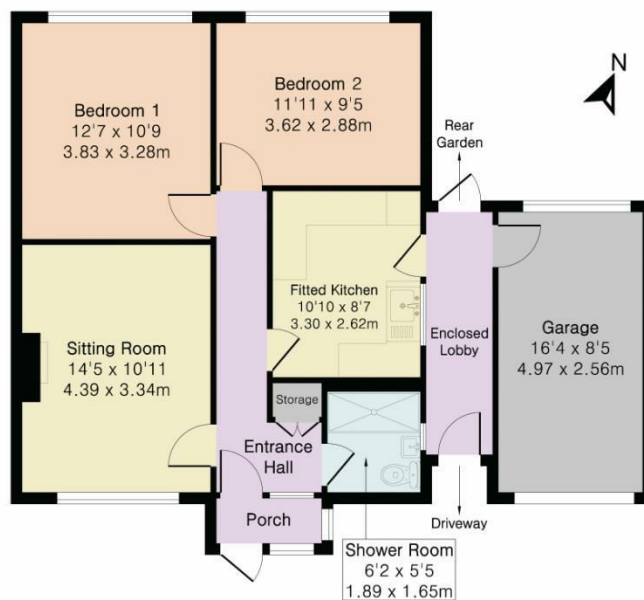
**Local Authorities:** SDC. Council Tax Band C and EPC rating D

## Directions

At the Cainscross island take the exit onto A4171 Paganhill lane, passing the fire station on the left hand side. To the min island, take the first exit onto Farmhill Lane. Follow up the hill, you will see the turning on the right hand side after a short drive into Heathfield road. On turning you will see the property on the left hand side as denoted by our for sale board.



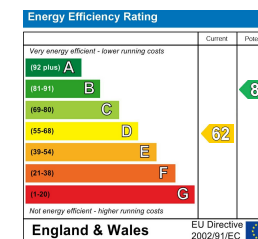
## Approximate Gross Internal Area 851 sq ft - 79 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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