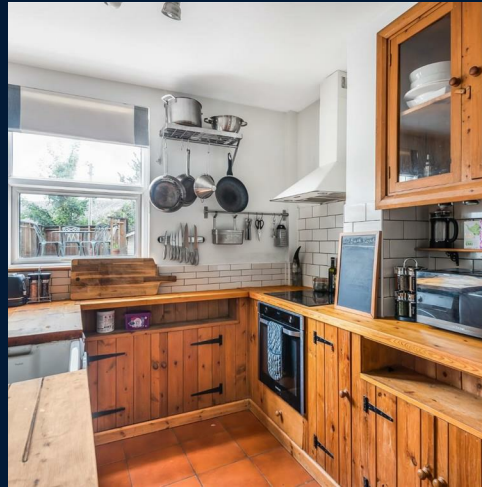




AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

20

STROUD, GL5 3JL

O.I.R.O. £319,950

Description

A lovely example of a Victorian red bricked end of terrace located within walking distance of Stroud centre. Accommodation over four floors, offering a wealth of space internally and benefitting from parking for one car to the rear and fantastic views across to Ebley. The property has a wealth of character throughout to include fireplaces, high ceilings and exposed floorboards.

Internally, entrance hall, sitting room with period fireplace, office/bedroom four and stairs to floors above and to the lower ground floor. The lower ground floor provides a very good sized rustic kitchen. Built in wooden units with wooden worktops, hob, oven and extractor with space for freestanding appliances. Tiled flooring throughout with door leading to the garden. Steps lead to a very good sized dining room and a bathroom.

To the first floor, two lovely double bedrooms and stairs leading to the second floor which provides a double bedroom, en-suite shower room and a fantastic view to the rear.

Outside, a paved garden with garden shed, a raised border with a small ornamental pond. Side access to the front and steps leading to a raised terrace with views. Enclosed by a gate with steps providing access to the parking area for one car.

We do feel the property requires some decorating and a little TLC but overall offers a wealth of versatile space for any family or investor. We have been advised that the potential rental value for the property would be £1,200 per calendar month.

- Period four storey end of terrace
- Offered to the market with NO ONWARD CHAIN
- Master bedroom with en-suite and lovely views
- Office/bedroom four on ground floor
- Enclosed rear garden with steps to raised decked terrace
- Parking for one to the rear of the property
- Three/four double bedrooms over three floors
- Sitting room with open fireplace
- Lower ground floor rustic kitchen opening to dining room
- Rental potential of £1,200 PCM





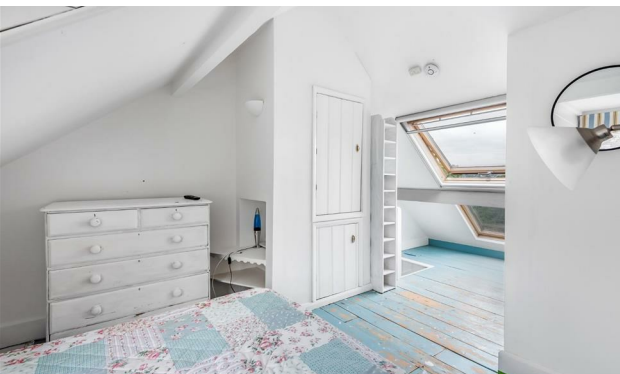
Location & Amenities

The property benefits from being a short walk to a convenience store, The Clothiers Arms and also the very popular primary school on Rodborough Hill. Stroud centre and railway station are a short distance away, along with fantastic walks along the canal path, up to Butterow and Rodborough. A longer walk/short drive from the house provides the most picturesque Minchinhampton Common where you can get lovely ice cream from Winstone's Parlour or a bite to eat at The Old Lodge or The Bear at Rodborough Hotel.



Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud has been described as "The Covent Garden of the Cotswolds". 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 newly completed indoor Five Valleys shopping centre is a fantastic attraction.

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.



Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Good transport links with London Paddington by train and Bath and Bristol by car.



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 B and EPC rating D

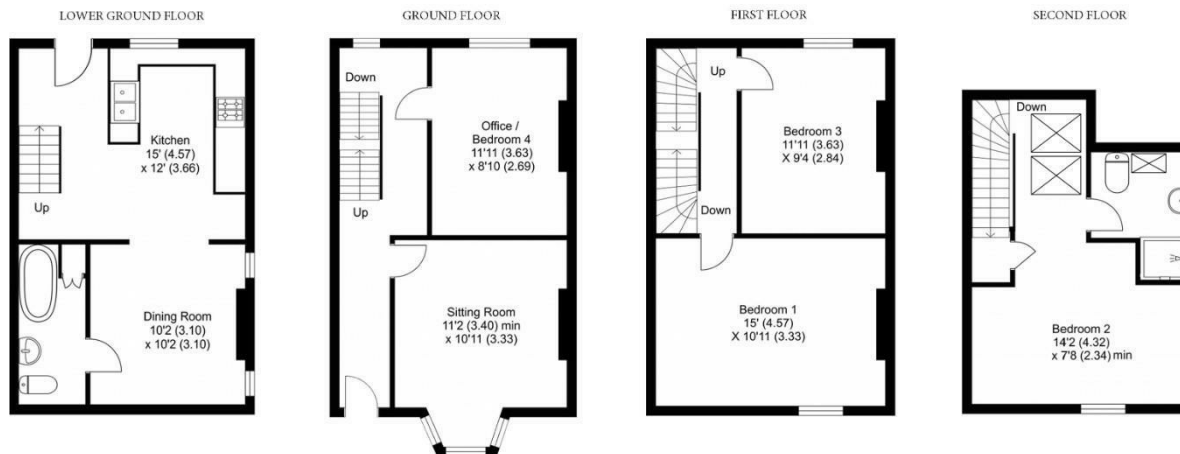
Directions

From the main island outside Ecotricity go straight across heading towards Nailsworth on the A46 Bath Road, passing Rodborough Hill turning on the left hand side. As you approach the Clothiers Arms on the left you will see our for sale board on the right hand side. The property has parking for one car to the rear and access can be gained by turning into Frome Hall Lane. Once you have turned into the road you will see a raised decked terrace on the left with parking underneath (this would not fit a large four wheel drive or possibly a tall van).



Bath Road, Stroud, GL5

APPROX. GROSS INTERNAL FLOOR AREA 1203
SQ FT 111.7 SQ METERS
(EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission, or misstatement. These plans are for representation purposes only. Any prospective purchaser should be aware no guarantee is given of the total square footage of the property if given within the plan. Any figures given is for initial guidance only and should not be relied on as a basis for a valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.