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27 Glynfield Rise, Ebley, Stroud,
GL5 4QP

Asking Price
£330,000



WELL PRESENTED DETACHED BUNGALOW IN ELEVATED POSITION WITH OUTSTANDING VIEWS, ENTRANCE HALL, LIVING ROOM, KITCHEN, TWO BEDROOMS, SHOWER ROOM, GARAGE, GARDENS TO FRONT AND REAR, GAS CENTRAL HEATING, MUST BE SEEN, ENERGY RATING: B

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27 Glynfield Rise, Ebley, Stroud, GL5 4QP

SITUATION

This well presented detached bungalow is situated on this popular elevated cul-de-sac above Ebley, located between Stroud and Stonehouse. The property is within a few minutes drive of the village centre, which has a range of local facilities including St Matthew's and Foxmoor primary schools. Stroud has a wide range of shopping facilities along with secondary schooling and independent grammar schools. Stroud and Stonehouse both have direct line railway stations to London Paddington and there is also easy access to the M5/M4 motorway network making Gloucester, Bristol and Cheltenham within commuting distance. Stroud was voted The Sunday Times best place to live in the South West and also was the overall winner of the best place to live in the UK in 2021.

DIRECTIONS

From the main Stroud/Cainscross roundabout, proceed in a westerly direction on Westward Road. proceeding straight across at the first mini-roundabout, continue to the next mini-roundabout and turn right into Foxmoor Lane, continue up the incline and under the railway bridge, continue for approximately 300 metres turning right into Glynfield Rise and at the unmarked T junction turn left and continue up the incline and No. 27 will be found on the right hand side.

DESCRIPTION

This detached bungalow was constructed approximately 50 years ago and has been much improved by the current owners including renewing of the kitchen and shower room, replacement of the central heating boiler and radiators and replacement of many of the UPVC windows, the addition of UPVC fascia, updating of gutters and the addition of a covered canopy to the side. The property is situated in an extremely pleasant elevation position, which has panoramic views around the valley. The property is accessed via driveway with parking leading to garage, there is an attractive lawn to the front and a pathway leads to the side of the property and a covered seating area and onto the front door. The rear garden is extensively laid to lawn. The accommodation is accessed from the side entrance leading to spacious living room, fitted kitchen, spacious double and good sized single bedroom along with shower room. The property has solar panels on the roof of the bungalow, which are owned by "A Shade Greener" on a 25 year leasehold to 2039 and this enables the owners to have electricity for their

use. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALL

Having double glazed front door, double glazed side screen, radiator, double and single built in cupboards and opening to:

LIVING ROOM 5.82m x 3.31m widening to 4.9m (19'1" x 10'10" widening to 16'0")

Having double glazed window to rear, attractive fireplace with wooden surround, tiled insert and coal effect gas fire, radiator and further double glazed window to side.

KITCHEN 3.3m narrowing to 2.8m x 1.85m widening to 2.48m (10'9" narrowing to 9'2" x 6'0" widening to 8'1")

Having an attractive range of shaker wall and base units with wooden work surfaces over, Belfast style deep sink unit, gas cooker point, double glazed window to rear, large storage cupboard, radiator, plumbing for washing machine, extractor fan, Worcester boiler supplying radiator central heating and domestic hot water.

INNER HALLWAY

With access to loft space.

BEDROOM ONE 4.06m x 3.35m (13'3" x 10'11")

Having double built in wardrobe, double glazed window and radiator.

BEDROOM TWO 2.6m x 2.46m (8'6" x 8'0")

Having double glazed window and radaitor.

SHOWER ROOM

Having shower cubicle with mixer shower, pedestal wash hand basin, low level wc, stainless steel ladder towel rail, extractor fan and double glazed window.



EXTERNALLY

To the front of the property there is driveway with parking space leading to GARAGE (4.83m x 2.84m) having up and over door, power and light and double glazed door to rear. The attractive front garden is laid to lawn with flower borders, shrubs and has panoramic view across the valley. A side pedestrian gate and pathway leads to covered seating area and onto the rear garden, which is laid to lawn with shrubs and ornamental hedge. To the far side of the property there is a lean-to greenhouse and storage area.

AGENTS NOTE

Tenure: Freehold with a 25 year leasehold to A Shade Greener (11 LLP) for solar panels on the roof.

The property is steel framed.

All mains services are understood to be connected.

Gas fired radiator central heating.

Council Tax Band: 'C' (£1,793.59 payable)

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

