



**Marling Crescent, Stroud GL5 4LB**

**£295,000**





## Marling Crescent, Stroud GL5 4LB

• Semi-detached dormer bungalow • Three bedrooms • Opportunity for versatile living with ground floor bedroom/dining room and shower room • Front and rear garden • Workshop with power and light • Driveway parking for two vehicles • Chain free • Freehold • Council tax band C (£2,212.11) • EPC rating D55

**£295,000**



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### Porch

uPVC double-glazed door to porch, uPVC double-glazed door to entrance hall and uPVC double-glazed windows surrounding.

### Entrance Hall

uPVC double-glazed window to front elevation and uPVC double-glazed door to side driveway. Access to living room, kitchen, shower room, storage cupboard and stairs rising to the first floor. Radiator.

### Living Room

Aluminium doors to conservatory. Electric fireplace. Radiator.

### Kitchen

uPVC double-glazed window to side elevation, wooden window to conservatory and wooden door to conservatory. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, four ring gas hob and oven, tumble dryer and washing machine.

### Conservatory

uPVC double-glazed French doors to garden and uPVC double-glazed windows surrounding.

### Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and corner shower. Under-stairs storage cupboard. Heated towel rail.

### Bedroom One

Two uPVC double-glazed windows to front elevation. Three storage cupboards. Two radiators.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three/Dining Room

uPVC double-glazed French doors to front garden. Built-in storage cupboard. Radiator.

### Shower Room

Velux window to rear elevation. Low-level WC, wash hand basin and corner shower cubicle.

### Outside

The property boasts both front and rear garden, the front garden is laid with gravel and provides an additional seating area. There is driveway parking for two vehicles. The rear garden is enclosed and tiered, is laid with patio and a decking area, there is a storage shed. Additionally, there is an external workshop with power and light.

### Location

The property is located on the outskirts of Stroud with convenient access to canal walks, Sainsburys, Tescos and local primary and secondary schools. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. Junction 13 of the M5 motorway is easily accessible providing access to Gloucester, Cheltenham and Bristol.

### Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,212.11 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 12 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

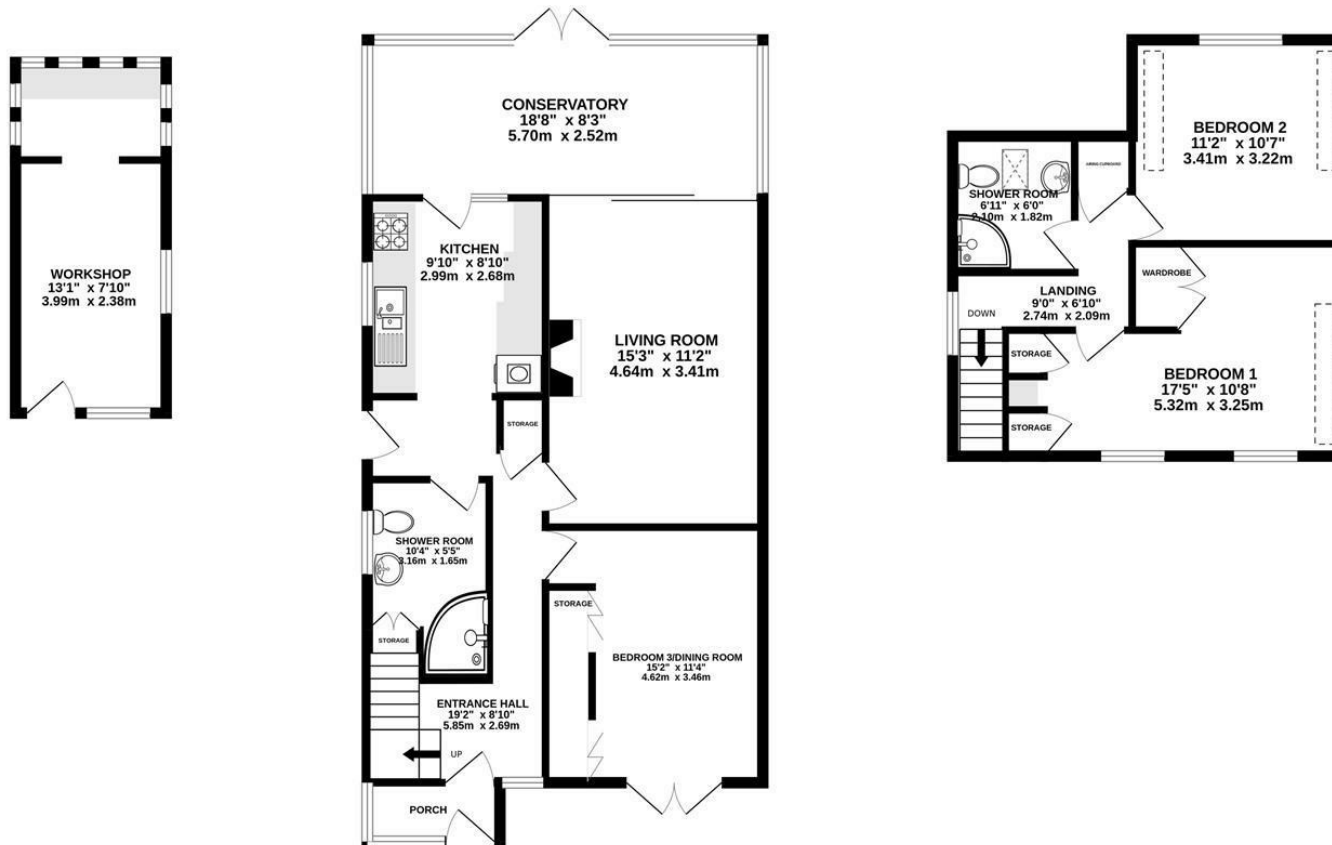
Mobile phone coverage: EE, Three, O2 and Vodafone.



WORKSHOP  
142 sq ft. (13.2 sq.m.) approx.

GROUND FLOOR  
802 sq ft. (74.5 sq.m.) approx.

1ST FLOOR  
395 sq ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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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