



The Circle, Stroud GL5 1SH
Offers Over £303,000



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• Semi-detached house • Three bedrooms • Enclosed rear garden • On street parking available • Close to local amenities • Located in the popular parish of Uplands • Chain free • Freehold • Council tax band B (£1,935.60) • EPC rating D66



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

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Entrance Hall

uPVC double-glazed door to entrance hall. Access to living room, bathroom and stairs rising to the first floor. Storage space under the stairs. Radiator.

Living Room

uPVC double-glazed window to rear elevation. Open fire. Radiator.

Kitchen/Breakfast Room

Two uPVC double-glazed windows to side and rear elevation. Range of wall and base units with stainless steel sink with mixer tap and drainer. Space for cooker.

Utility Room

uPVC double-glazed door to side garden and single-glazed window to front elevation. Space for appliances and plumbing for washing machine. Radiator.

Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bathroom

Single-glazed window to front elevation. Low-level WC, wash hand basin and bath. Radiator.

Outside

The property benefits from both a front and rear garden. The

front garden is laid to lawn with a path to the front door, there is an array of greenery and shrubs to create a privacy feel. The rear garden is fully enclosed and laid to lawn with patio areas. There is a handy storage space.

Location

The property is located on the outskirts of Stroud in the ever popular parish of Uplands and is within convenient access to local amenities to the Town Centre. A wide range of facilities are available in Stroud where you will find a variety of restaurants, an award winning twice weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance. Gloucester and Cheltenham are a short drive where you will find a large range of amenities.

Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,935.60 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

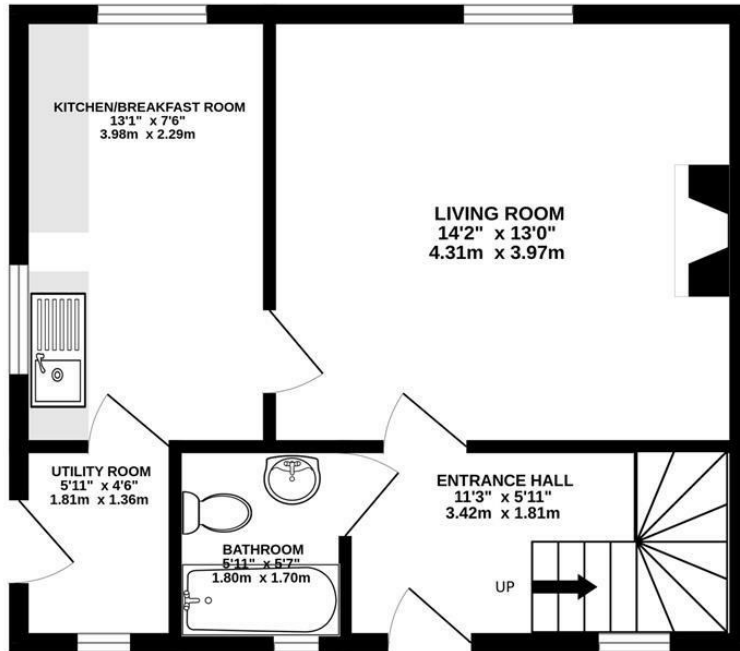
Heating: gas central heating.

Broadband speed: 14 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

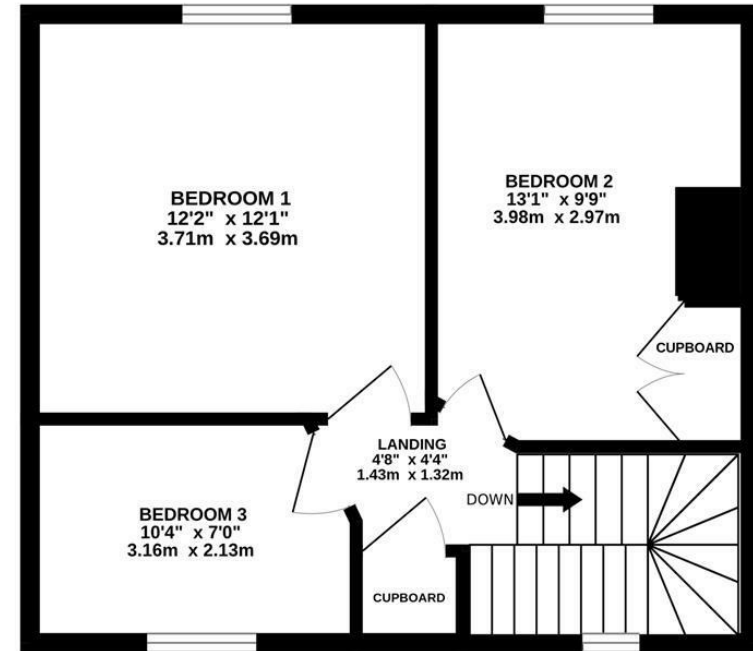
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

