



Reservoir Close, Stroud GL5 1NH
£365,000



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• Link detached bungalow • Two double bedrooms and one single bedroom • Open plan living space with incredible views across Stroud valleys • Modern bathroom to include sunken bath and en-suite to include waterfall shower with built-in radio and body jets • Enclosed and low-maintenance rear garden • Driveway parking for two cars and additional gated hard standing parking space for one vehicle • Garage with power and light • Freehold • Council tax band C (£2,212.11) • EPC rating D62



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

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Entrance Hall

uPVC double-glazed door to entrance hall with window to the left and wooden door to hallway.

Hallway

Access to all accommodation. Loft hatch. Radiator.

Open Plan Living Space

uPVC double-glazed window to side elevation and two sets of uPVC double-glazed sliding doors to rear garden. Fireplace with units and electric fire. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap, eye-level oven, integrated microwave, integrated washing machine and five ring gas hob. Space for fridge/freezer. Breakfast bar. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Access to en-suite shower room. Recessed ceiling with fan and plug socket.

En-Suite Shower Room

Low-level WC, wash hand basin and shower. Upgraded shower includes waterfall head, hand held head, body jets, built-in radio and LED light. Heated towel rail.

Bedroom Two

Two uPVC double-glazed windows to front and side elevation. Radiator.

Bedroom Three

uPVC double-glazed window to side elevation. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin, sunken bath with colour changing lights above and separate shower cubicle with waterfall head. Radiator.

Outside

The property has driveway parking for two vehicles, whilst there is an

additional gated parking space in the front garden. The rear garden is fully enclosed and tiered, there is a covered patio area with steps to the garage and shed, on the lower tier there is artificial grass and corner decking. Both the garage and the shed have power and light.

Location

The property is located on the outskirts of Stroud with convenient access to local amenities and to the Town Centre. Amenities include a range of schools to include Grammar schools, supermarkets and newsagents, a leisure and sports centre, and an award-winning weekly farmers market. Junction 13 of the M5 Motorway is approximately just under five miles providing access to Gloucester, Cheltenham and Bristol. Stroud offers good bus links as well as a train station with direct links to London Paddington.

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.

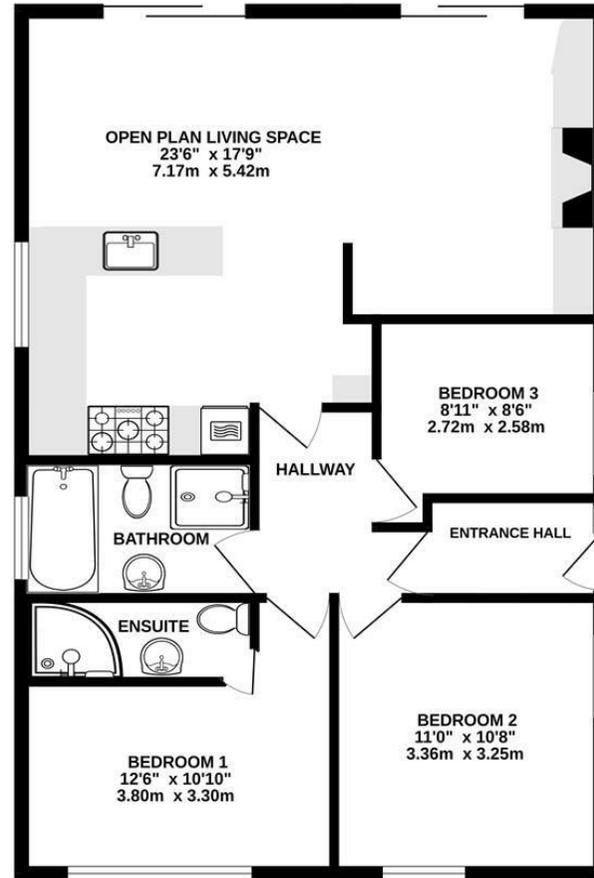
Heating: gas central heating.

Broadband speed: 4 Mbps (basic), 80 Mbps (superfast) and 2,000 Mbps (ultrafast).

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



GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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