

Byron Road, Stroud GL5 4DH

£229,950

naylor powell

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• Mid-terrace house • Three well-proportioned bedrooms • Opportunity to add your own stamp • Close to Stroud Town centre • Spacious rear garden • Driveway parking for one vehicle • Chain free • Freehold • Council tax band B (£2,050.21) • EPC rating C71

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

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Entrance Hall
uPVC double-glazed door to entrance hall and two uPVC double-glazed windows to front elevation. Access to kitchen, living room/diner and stairs rising to the first floor. Radiator.

Living Room/Diner
uPVC double-glazed window to front elevation, uPVC double-glazed window to lean to and uPVC double-glazed door to lean to. Fireplace. Radiator.

Kitchen
uPVC double-glazed window to lean to and uPVC double-glazed door to rear garden. Range of wall and base units with appliances to include sink with mixer tap and drainer, four ring gas hob and eye-level double oven. Space for washing machine and fridge/freezer. Radiator.

Lean To
Wooden single-glazed windows surrounding and door to garden.

Bedroom One
uPVC double-glazed window to front elevation. Radiator.

Bedroom Two
uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three
uPVC double-glazed window to front elevation. Radiator.

Bathroom
Two uPVC double-glazed windows to rear elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Outside
To the front of the property, there is driveway parking for one vehicle and established shrubbery. To the rear of the property the established garden provides a patio as well as a lawned area complete with greenhouse and shed.

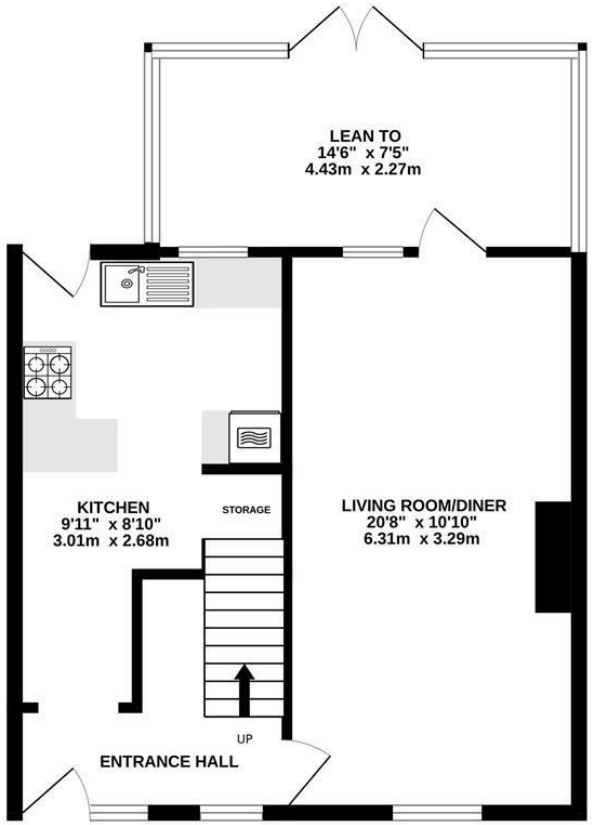
Location
The property is located on the outskirts of Stroud with convenient access to canal walks, Sainsburys, Tescos and local primary and secondary schools. A wider range of facilities are available in central Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. Junction 13 of the M5 motorway is approximately 5 miles away providing easy access to Gloucester, Cheltenham and Bristol.

Material Information
Tenure: Freehold.
Council tax band: B.
Local authority and rates: Stroud District Council - £2,050.21 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 7 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

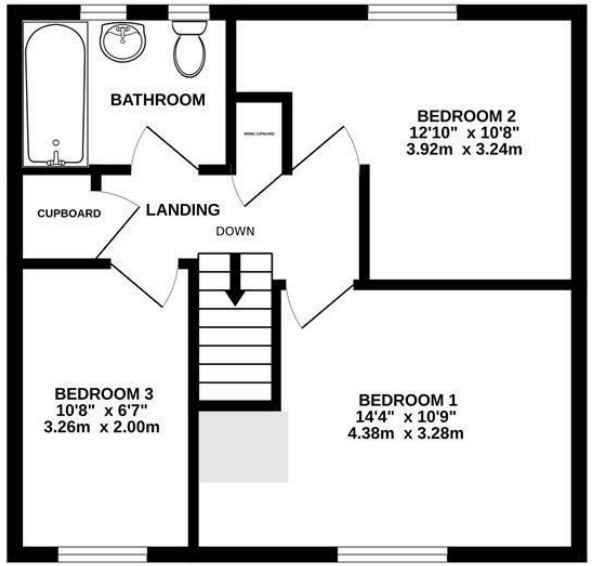




GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



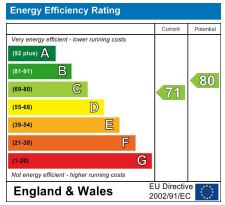
TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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