



**Glynfield Rise, Stroud GL5 4QP**  
**£320,000**



## Glynfield Rise, Stroud GL5 4QP

- Incredible views
- In need of modernisation and personalisation
- Front and rear gardens
- Sought after location
- Chain free
- EPC rating D58

**£320,000**

### Accommodation

A large entrance hall welcomes you into this property and leads you to the spacious kitchen. The kitchen/dining area offers white matching wall and base units, with laminate work surface over. Offering ample storage throughout, the kitchen boasts a freestanding cooker, and space for a washing machine, additionally there is a one bowl inset sink that sits underneath the window overlooking the garden. Sliding doors welcome you into the large living room that offers an electric fireplace and entrance into the conservatory. The light and airy conservatory boasts incredible views up to Selsley Common and offers French doors to the mature garden. To the rear of the property, the generous master bedroom offers two built in wardrobes and a window overlooking the rear garden. The second bedroom is a generous single, utilising a built-in wardrobe with mirrored sliding doors. The property is serviced by the bathroom, comprising of a shower, WC, and sink.

### Outside

To the front of the property, there is a detached single garage with a parking space in front. The front garden is mature, with a range of plants and shrubs. To the rear of the property, there is an open lawned area.

### Location

The property is located in a highly sought-after area, with local amenities such as the Co-operative supermarket, Coffee Bars, and hairdressers. Foxmoor Primary School, which is rated outstanding by Ofsted, is within walking distance. A wider range of facilities is 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 to London (Paddington), Gloucester and Cheltenham.

### Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

Stroud District Council. Tax band C. £1,793.59.

This home is constructed with a steel frame.

### Directions

From our office in Stonehouse turn right onto Bath Road. At the Horse Trough roundabout take the 1st exit onto the Ebley Road. Continue along this road which, becomes Westward Road and proceed until you reach Foxmoor Lane, where you will turn left. Following Foxmoor Lane up the hill before turning right onto Glynfield Rise, following the road to your left and taking the first right. The property will be found shortly afterwards on the left hand side.



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

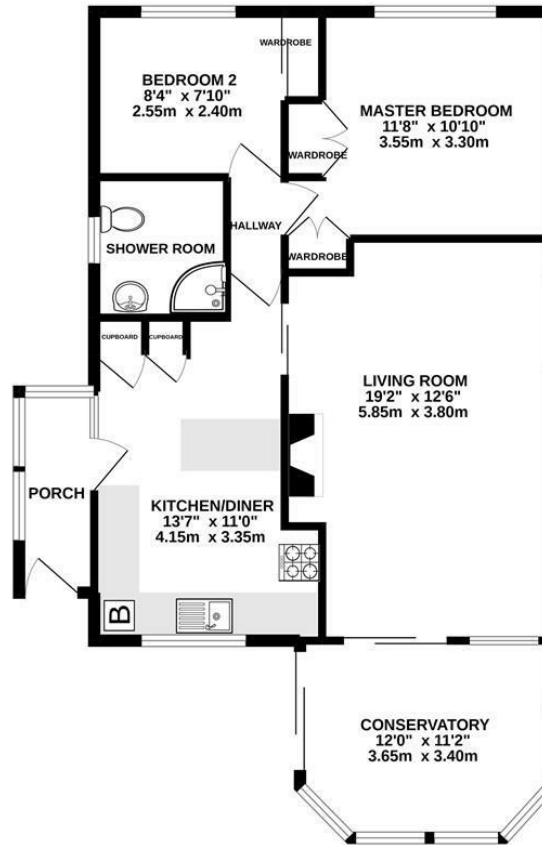
**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**



GROUND FLOOR  
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 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.  
Made with Metropix i2022.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

