Folly Rise, Stroud GL5 1UX

£325,000

naylor powell

Folly Rise, Stroud GL5 1UX

• Four bedroom end of terrace home • Offered to the market with no onward chain • Living room, dining room and kitchen • Driveway providing ample off road parking • Popular cul-de-sac location • Enclosed rear garden • Tax band B. £1,661.28(2022/2023) • EPC rating: D63

£325,000

naylor powell

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

01453 827640
stonehouse@naylorpowell.com
www.naylorpowell.com

Accommodation

Through the front door and into the entrance hall, you are provided access to the downstairs accommodation and stairs to first floor. The dining room is on your left, but it could also quite easily be utilised as a home office. The utility room is on your right and has a sink, plumbing for a washing machine and space for a tumble dryer as well as ample storage space. Directly in front of you, from the hallway, you have the spacious living room with window to the front aspect. Continuing through to the kitchen, you have a range of wall and base units, freestanding dishwasher, integrated cooker with gas hob, sink, and doors to rear garden. Heading upstairs you have the four bedrooms, bathroom, and en-suite from the second bedroom. The family bathroom comprises bath with shower over, low level WC and wash hand basin. The en-suite boasts shower, low level WC and wash hand basin.

Outside

The front of the provides driveway offering ample off road parking, and side access to the rear garden. The rear garden is mainly laid to lawn with an area of decking.

Location

The property is located on the outskirts of Stroud with convenient access to local amenities and to the Town Centre, which is approximately within one mile. Amenities include a range of 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.

Tenure, Services and Local Authority

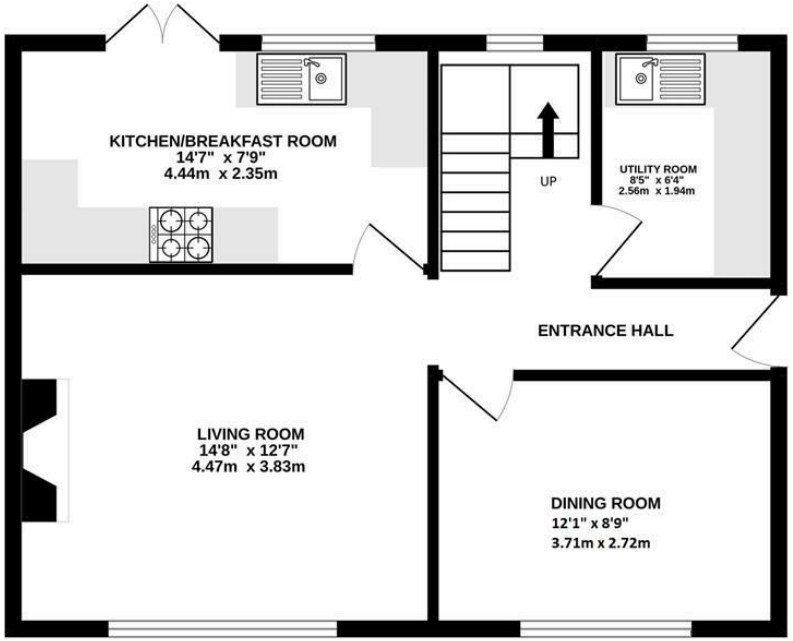
Freehold.
All mains services are believed to be connected to the property.
Stroud District Council. Tax band B. £1,661.28(2022/2023)

Disclaimer: Photographs were taken before the current tenancy

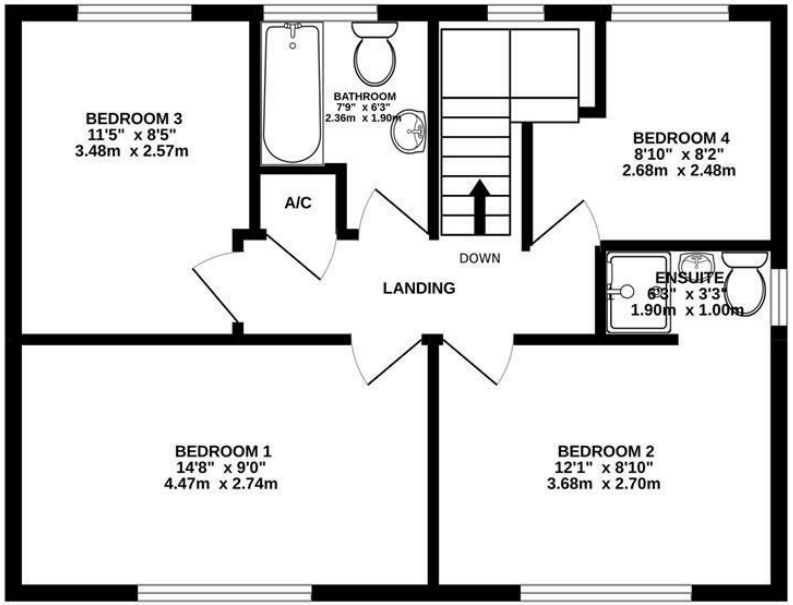
Directions

From the office, head right until you reach the horse trough roundabout. Take your first left, and continue until you reach the Cainscross roundabout. From the roundabout, take the Cainscross Road following the signs for Stroud Town Centre. At the next roundabout, take the first exit continuing along the road and under the bridge. Turn right at the next roundabout and immediately left onto the Slad Road, continue up the hill, Take the fifth right turn and you will see the property on your left.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



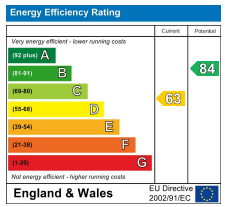
TOTAL FLOOR AREA : 1081 sq.ft. (100.5 sq.m.) approx.

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 ©2022

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.



naylor powell