



Bowbridge Wharf, Stroud GL5 2LD
£410,000



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- Four bedroom semi-detached townhouse style home
- Flexible accommodation throughout
- Fantastic canal-side location
- Driveway providing two off road parking spaces and a garage
- Privately enclosed rear garden
- EPC rating: B84

£410,000

Accommodation

Through the front door and into the entrance hall, you immediately get a sense of what a loving home this is. On this floor you have the third bedroom, currently being utilised as a bar, with doors to a private rear patio area. You also have access to the Jack and Jill shower room on this level, comprising corner shower unit, low level WC and wash hand basin. Additionally on the ground floor you have access to the integral garage, and an under stairs cupboard. Up the stairs to the first floor at the heart of the home, you have the stunning kitchen-diner opening through to the living room, and the fourth bedroom. The stylish kitchen comprises a range of wall and base units, integrated dishwasher, oven, gas hob with extractor over, and fridge freezer. You also have the patio doors here leading to the rear garden. Opening through to the light and airy living room where you are provided with some stunning views of the canal. The fourth bedroom is on the first floor, currently utilised as an office, along with a useful storage cupboard housing the washing machine. Up the stairs again to the second floor, you have the master bedroom, second bedroom and family bathroom. The master bedroom boasts a contemporary style en-suite shower room and built-in wardrobes. The second bedroom is a well-proportioned double bedroom with views to the rear aspect. The family bathroom comprises a bath with shower over, low lever WC and wash hand basin.

Outside

To the front of the property there are two off road parking spaces and access to the garage. There is also side access providing access to the rear garden. The privately enclosed

rear garden is tiered, with two sections laid to lawn and a patio area as you exit from the kitchen-dining space, perfect for alfresco dining. Additionally, the patio doors from bedroom three lead to a further seating area and a private storage area.

Location

Conveniently situated in Bowbridge on the outskirts of Stroud. Stroud offers a range of facilities that include supermarkets, comprehensive and grammar schools and award-winning weekly farmers market. There is also a main line railway station, with intercity services connecting with London (Paddington). Gloucester (nine miles), Cheltenham, Cirencester and Bristol are all within thirty miles proximity. Junction 13 of the M5 motorway is also within easy driving distance.

Tenure, Services and Local Authority

Freehold

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

Stroud District Council, tax band D: £2,070.32

There is an annual service charge and management fee of approximately £360 contributing to the discharge of water and grounds upkeep within the development.

Directions

From Stroud take the A419 towards Cirencester and continue until you reach the traffic lights. Turn right, head over the bridge and take the next right. Continue until you reach the property on your right hand side.



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

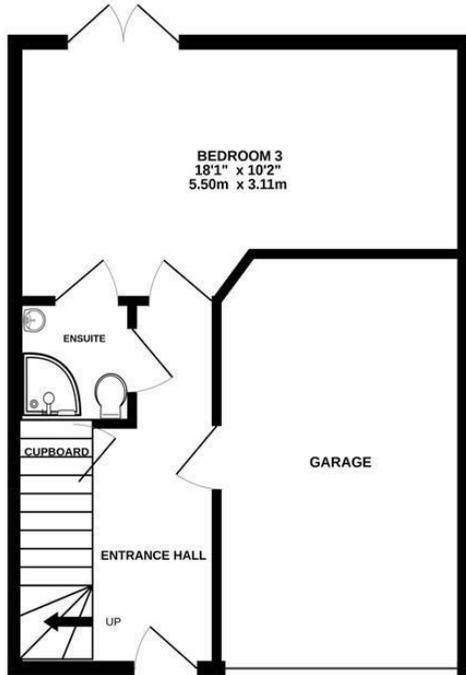
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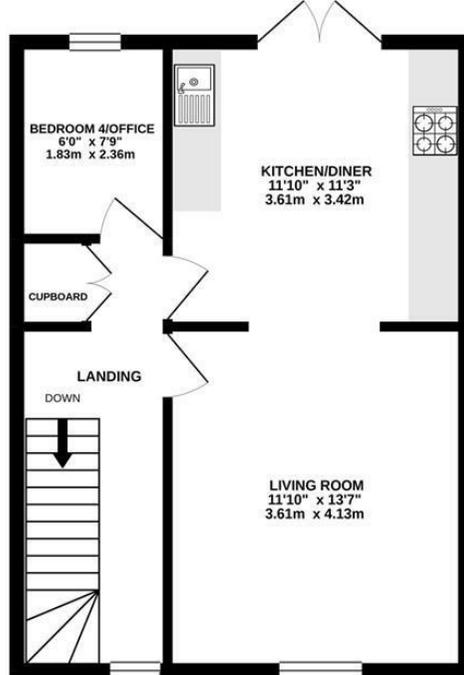
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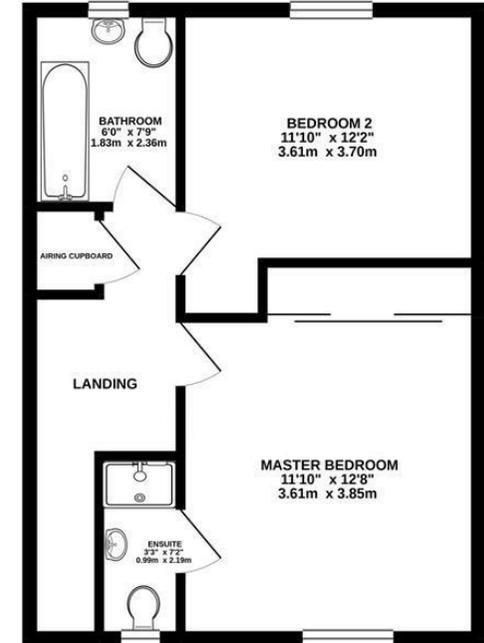
GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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