



**Gannicox Road, Stroud GL5 4EZ**  
**Asking Price £340,000**





## Gannicox Road, Stroud GL5 4EZ

- Extremely sought after location
- Recently modernised
- Wraparound garden
- Views to Rodborough Common and Rodborough Fort
- Chain free
- EPC rating E44



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

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www.naylorpowell.com

## Asking Price £340,000

### Accommodation

A spacious entrance hall welcomes you into this home. The hallway offers doors to the ground floor accommodation and stairs to the first floor. Bedrooms two and three of the home are towards the front of the property and boast ample space for storage and plenty of natural light through the large windows. To the rear of the property, there is a spacious living room with a gas fireplace, and large window overlooking the garden. The true heart of the home is the kitchen and dining area. The kitchen offers grey painted wall and base units with complimenting matte black hardware. The tiled flooring and matching work surface offer a deep grey marble effect pattern. The kitchen also benefits from space for a fridge freezer, oven and washing machine. A large archway leads into the dining area/family room. The dining area offers a door to the garden, large sliding doors to the patio area and a window to the front, allowing lots of natural light to flood the room and bounce off the solid hardwood flooring. On the first floor, the bathroom can be found, that comprises bath with mains shower over, WC, and sink, with a useful window for ventilation. Over the stairs a large storage cupboard can be found, with a smaller door inside leading to useful eaves storage. The generously sized master bedroom offers eaves wardrobes and a large window that makes the room light and airy.

### Outside

To the front of the property, there is a driveway with ample parking for multiple vehicles. There is a single garage that offers power, lighting, and water. The wraparound garden benefits from views to Rodborough Common and

Rodborough Fort and two summerhouses fitted with electricity. The garden is mainly laid to lawn, with a patio area, perfect for alfresco dining. A hidden seating area is tucked away to the side of the home, and still benefits from wonderful views.

### 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

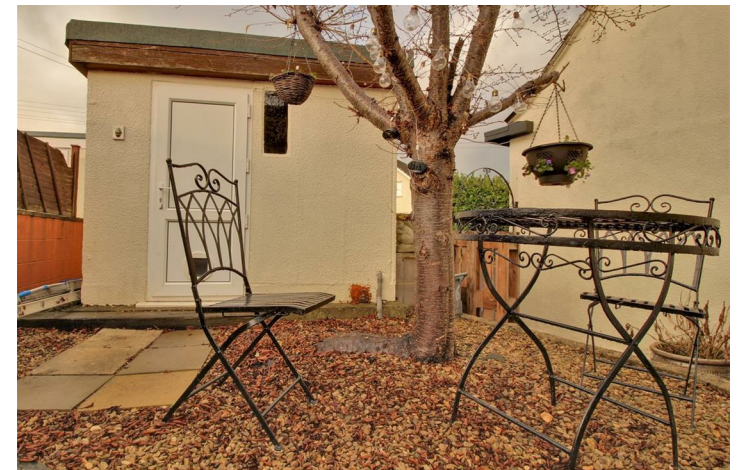
Freehold.

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

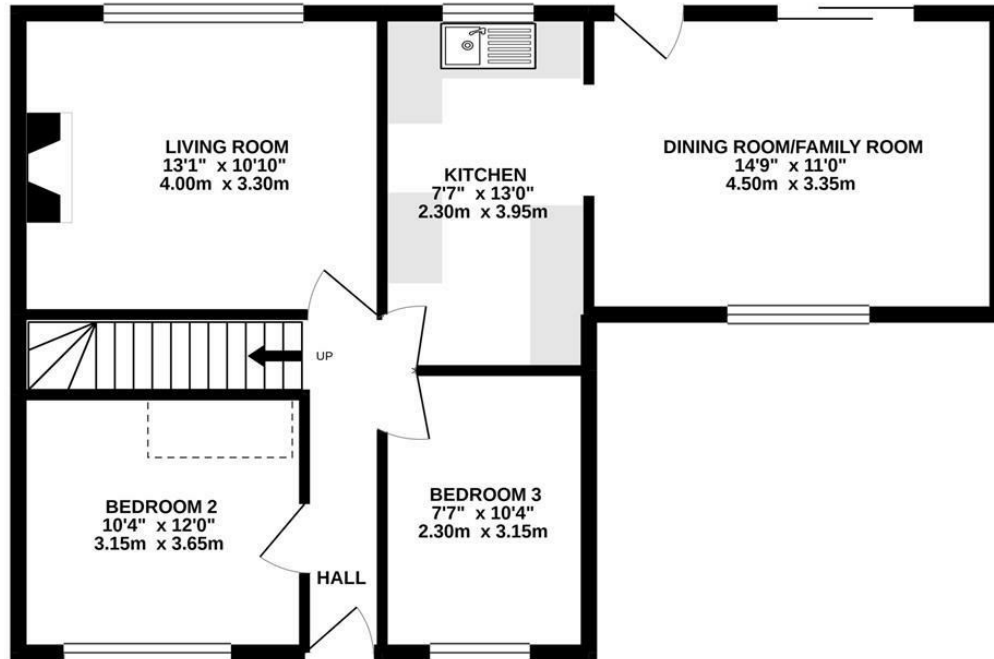
Stroud District Council. Tax Band C. £1,840.28

### Directions

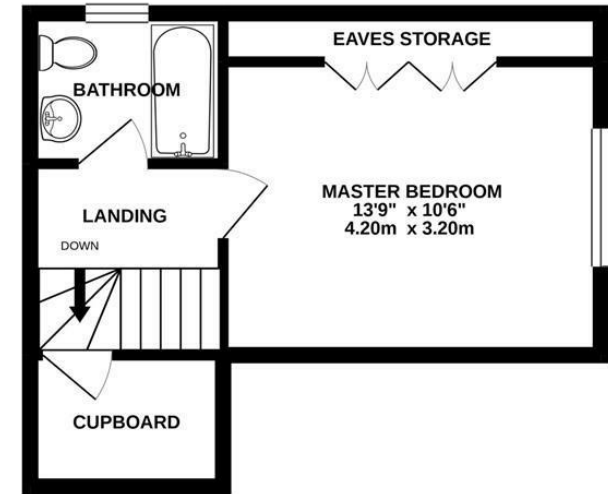
At the Horsetrough roundabout, take the first exit onto Ebley Road. Continue along Ebley Road until it becomes Westward Road. Proceed through four mini roundabouts until you reach Cainscross roundabout, where you will take the second exit onto Cainscross Road. Continue along Cainscross Road for approximately a mile and turn left onto Gannicox Road. Follow the road around and take the second left. The property will be found shortly afterwards on the right-hand side.



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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.

