



8 · GANNICOX ROAD · STROUD

MURRAYS
SALES & LETTINGS

8 GANNICOX ROAD
STROUD
GL5 4EZ

This stylishly renovated two-bedroom semi-detached chalet bungalow is just a short stroll from Stroud's vibrant town centre. With a bright living room, extended dining area, and sleek modern kitchen, this home offers both space and charm. The ground-floor double bedroom provides comfort, while the spacious principal bedroom upstairs promises relaxation. Outside, enjoy gravelled parking and a sunny walled garden complete with a charming summerhouse.

BEDROOMS: 2

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £345,000

FEATURES

- Cul-De-Sac Location
- Walking Distance To Stroud Town
- Fully Renovated
- Semi Detached Chalet Bungalow
- Parking For Multiple Cars
- Sunny Rear Garden
- Two Double Bedrooms
- Separate Dining Room and Garden Room
- Handy For Schools



DESCRIPTION

This charming two-bedroom, semi-detached chalet bungalow is ideally located just a short stroll from the vibrant heart of Stroud town centre, where you'll find an array of amenities, including delightful coffee shops, supermarkets, and the renowned award-winning farmers' market. Beautifully renovated by the current owners, the property offers bright, airy spaces and thoughtfully designed rooms throughout.

Upon entry, you're welcomed by a spacious hallway that leads into a generous living room, extended by a stunning garden room which floods the space with natural light and offers direct access to the garden. The dining room, also accessed from the entrance hall, features large windows to the front of the property and has been thoughtfully expanded into the garage, creating a spacious and versatile area. The modern kitchen, recently installed, boasts sleek integrated appliances for a seamless cooking experience. As part of the garage extension, the ground floor also includes a convenient utility room and a separate downstairs WC fitted with a jacuzzi bath. Additionally, a well-proportioned double bedroom with built-in wardrobes is situated on the ground floor.

Upstairs, you will find the principal bedroom, a generously sized

double with built-in storage, as well as a stylish family bathroom featuring a walk in shower and WC. A handy storage cupboard and access to the eaves storage complete this level.

To the front of the property, there is ample gravelled parking for multiple vehicles. The rear of the home features a lovely, sun-drenched walled garden with rear access and a charming summerhouse, perfect for enjoying the outdoors in privacy.





DIRECTIONS

From Stroud take the A419 Cainscross Road towards Stonehouse and take the first right turn into Gannicox Road. As the road bends to the right, take the left hand turn, there you will find number 8 on the left hand side.

LOCATION

The busy Cotswold town of Stroud provides excellent shopping facilities, a high standard of education with a good variety of state, grammar and private schools in the immediate vicinity, as well as a wide range of recreational facilities with a leisure centre, cinema, bowling and many golf courses in the area. There is a weekly award winning Farmers' Market every Saturday and lots of lovely countryside walks nearby.

Communications are also very good with a mainline railway station in Stroud bringing London within 90 minutes travelling time and the centres of Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible as are the M4 and M5 motorways.



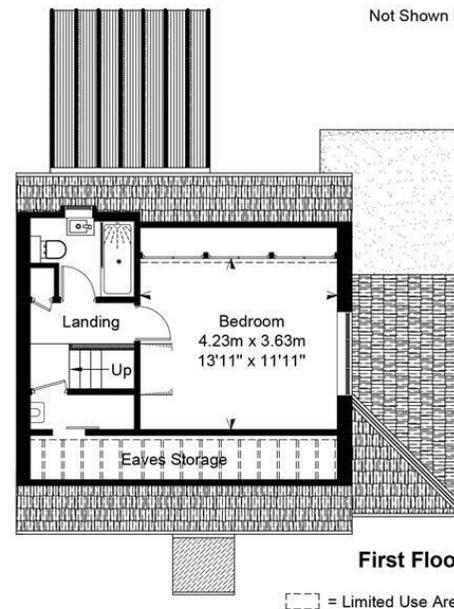
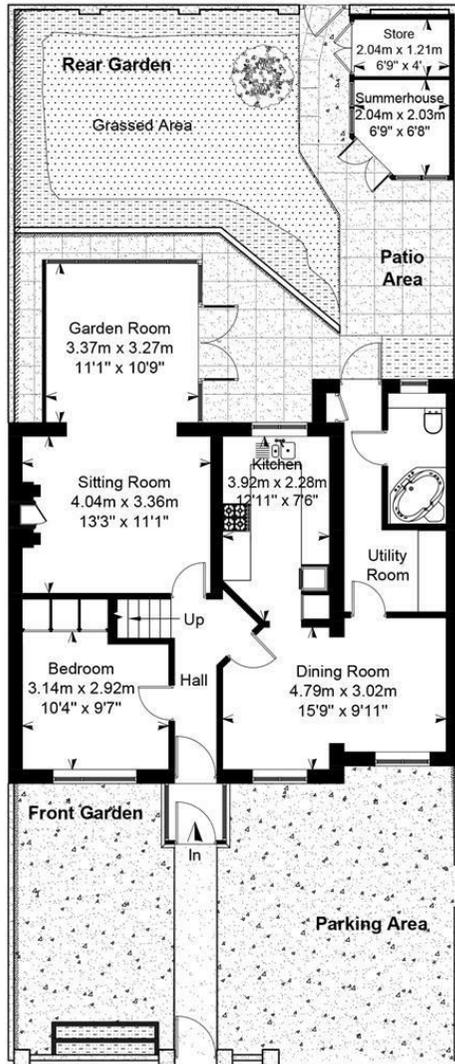
8 Gannicox Road, Stroud, Gloucestershire

House	Approximate IPMS2 Floor Area
Summerhouse	115 sq metres / 1238 sq feet
	6 sq metres / 64 sq feet
Total	121 sq metres / 1302 sq feet
(Includes Limited Use Area	8 sq metres / 86 sq feet)

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

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SERVICES

All mains services connected to the the property. Gas central heating, Mains drainage and electric. Stroud District Council Band C (£2102.68). Ofcom Checker: Broadband Standard 18Mbps, Mobile Coverage O2 Likely. EE, Three, Vodafone Limited.

For more information or to book a viewing
please call our Stroud office on 01453 755552