

205 BATH ROAD

STROUD
GLOUCESTERSHIRE



205 Bath Road, Stroud, Gloucestershire, GL5 3TA

THIS DECEPTIVELY SPACIOUS 3 BED HOUSE OFFERS THE REAL WOW FACTOR. FROM THE MOMENT YOU ENTER, IT IS CLEAR TO SEE THAT THE CURRENT OWNERS HAVE GONE TO GREAT LENGTHS TO CREATE A BEAUTIFUL HOME FULL OF CHARM AND CHARACTER.

Kitchen/Breakfast Room, Sitting Room, Dining Room, 3 Bedrooms, Bathroom, Garden, Off Street Parking, Views, No onward chain.

PRICE GUIDE £375,000

DESCRIPTION

This deceptively spacious Victorian home certainly offers the Wow factor. From the moment you walk through the front door, it is clear to see that the current owners have gone to great lengths to create a beautiful home full of style and charm. In particular, the fabulous kitchen/breakfast room extension houses an array of built in conveniences including a double oven, dishwasher, fridge/freezer, wine fridge and coffee machine. With open plan modern day living in mind, the kitchen leads directly to the dining and sitting room with wooden flooring and wood-burning stove.

On the first floor there are two bedrooms (one with built in wardrobes) and a modern bathroom with under-floor heating. A spacious attic-style bedroom is located on the second floor with exposed brick feature and lovely far reaching views.

The garden has been designed for maximum pleasure and minimal effort with a paved terrace, (ideal for al fresco dining), leading to a raised seating area encompassed with well stocked vibrant borders. Block paved off street parking is located to the front of the house, easily offering parking for two/three cars.

LOCATION

The property sits facing the Bath Road with convenient access to the towns of Stroud and Nailsworth. Stroud town is less than a mile with an excellent range of amenities including a mainline train station bringing London (Paddington) within 90 minutes travelling time. Furthermore there is a popular supermarket within a stones throw from the house.

Once described as "The Covent Garden of the Cotswolds", Stroud is a town with a Bohemian feel and many specialist shops, cafes, galleries, markets, cinema, bookstores, a vibrant Farmers' Market and a selection of supermarkets. Stroud boasts a great variety of independent, state and grammar schools, the Downfield schools being within easy walking distance from the property. There is a local leisure centre and college within easy reach. The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham.

Motorway M5 J13 Stroud - 4.5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Cirencester (centre) - 13 miles, Cheltenham (centre) - 17 miles, Bristol Airport - 40 miles, Bath (centre) - 31 miles. Distances are approximate.

DIRECTIONS

The property is most easily found by leaving Stroud town centre in the direction of Nailsworth on the A46 Bath Road. Continue along passing B&Q on your right hand side (at the traffic lights) and as the hill starts to descend, the property can be found a short distance down on the left hand side.

TENURE

Freehold

EPC

EER: Current 69 / Potential 84

SERVICES

All mains services are believed to be connected to the property. Gas central heating.

VIEWING

By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

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SUBJECT TO CONTRACT

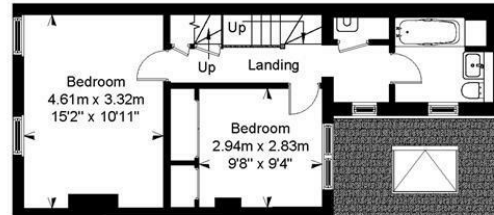
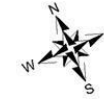
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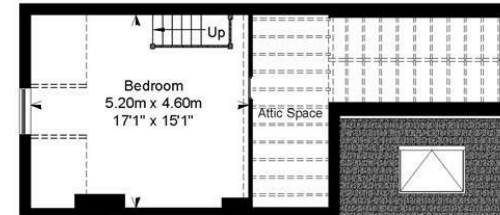
205 Bath Road, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 116 sq metres / 1248 sq feet

(Includes Limited Use Area 6 sq metres / 64 sq feet)

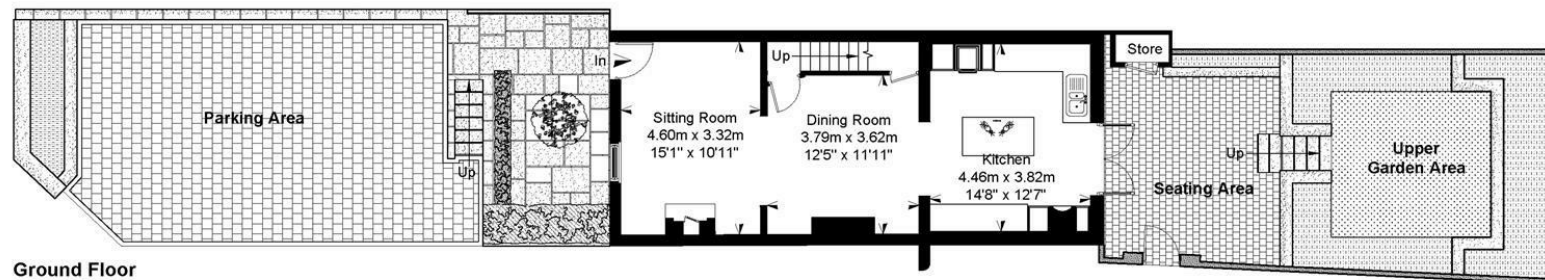


First Floor



Second Floor

[] = Limited Use Area



Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation

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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



4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk