



52 · WESTWARD ROAD · STROUD

**MURRAYS**  
SALES & LETTINGS

52 WESTWARD ROAD  
STROUD  
GL5 4JA

Beautifully renovated four-bedroom mid-terraced home in Cainscross, offered chain free. Features include spacious living areas, modern kitchen, study, two bathrooms, and off-road parking for two cars.

**BEDROOMS: 4**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 3**

**GUIDE PRICE £640,000**

## FEATURES

- Chain Free
- Four Double Bedrooms
- Recently Renovated
- Spacious Layout
- Two Bathrooms Plus Downstairs WC
- Parking for 2 Cars
- Large Garden
- Prime Location



## DESCRIPTION

Offered to the market with no onward chain, this recently renovated and charming four-bedroom mid-terraced home combines character features with modern living. Ideally situated in the popular area of Cainscross, the property is within walking distance of local amenities including the Co-op with Post Office and Pharmacy within, local parks, and picturesque canal walks.

The accommodation offers generous and versatile living space across three floors. The front door opens into a bright and welcoming sitting room, featuring a large window to the front elevation that fills the room with natural light. From here, a spacious dining room with French doors opens onto the rear garden, leading through to a utility room and a convenient downstairs WC.

To the rear, the light and airy kitchen enjoys a dual aspect with views over the garden, while a separate study or additional reception room offers excellent flexibility for home working or family use.

On the first floor, a large landing leads to three generous double bedrooms, including a particularly spacious principal bedroom with charming exposed stonework, and a well-appointed family bathroom serving this level.

The second floor provides a further double bedroom, an additional shower room, and a large landing area, ideal as a dressing area or home office.

Outside, the property benefits from off-road parking for two vehicles to the front. To the rear, a beautifully presented garden features a newly laid patio perfect for outdoor entertaining, along with a large lawn bordered by mature trees.

This is a wonderful opportunity to acquire a stylish and spacious family home in a sought-after location, ready to move straight into.





## DIRECTIONS

From Stroud, proceed along the Cainscross Road in the direction of Stonehouse until you come to the roundabout. Take the second exit and proceed straight over keeping in the left hand lane. The property is found on your right hand side, shortly after The Factory Shop. There is a off road parking for two cars at the front of the property.

## LOCATION

Close by Ebley wharf has been transformed in recent years as part of the project to restore the Stroudwater canal and is now a very popular area in which to live, as it is accessible to the motorway and mainline stations, excellent schools such as Wycliffe College, Stroud High School and Marling as well as Foxmoor Primary School. The busy Cotswold town of Stroud provides excellent shopping facilities and an award winning weekly farmers' market and choice of supermarkets including Waitrose, Sainsbury's and Tesco. There are excellent recreational facilities including a leisure centre in Stroud, golf courses at Minchinhampton and lovely canal and countryside walks; Selsley Common close by offers acres of National Trust land on which to walk.

Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are also easily accessible.



## 52 Westward Road, Stroud, Gloucestershire

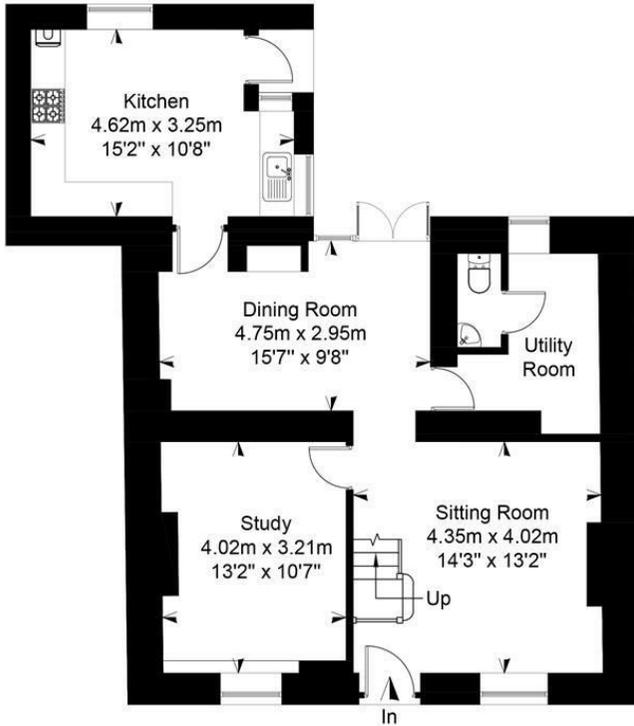
Approximate IPMS2 Floor Area  
House 165 sq metres / 1776 sq feet

(Includes Limited Use Area 16 sq metres / 172 sq feet)

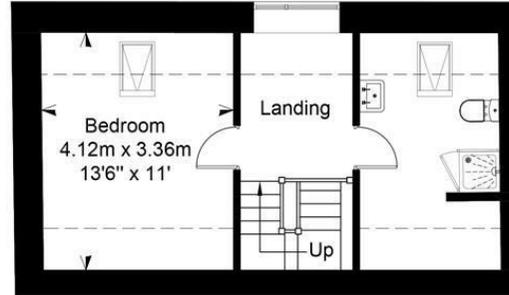
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Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.

IPMS = International Property Measurement Standard

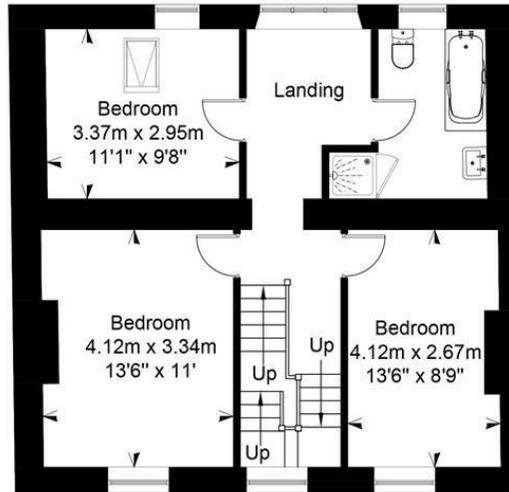


Ground Floor



Second Floor

[---] = Limited Use Area



First Floor

# MURRAYS

SALES & LETTINGS

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The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334  
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3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099  
info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

C

### SERVICES

Mains water, drainage, electricity and gas. Gas central heating, Stroud District Council Tax Band TBC. Ofcom Checker: Broadband: Ultrafast 1000Mbps - Mobile Coverage: EE, O2, 3 and Vodafone all good.

## SUBJECT TO CONTRACT

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