



27 Rodborough Avenue, Stroud, Gloucestershire, GL5 3RR
£420,000

PETER JOY
Sales & Lettings



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A very well presented semi detached family home offered with no onward chain and located in a quiet cul de sac in popular Rodborough with excellent access to Stroud Town centre and all its amenities and transport links. The spacious living accommodation is complimented by a lovely mature rear garden, a garage and off street parking to the front for one car.

ENTRANCE HALL, KITCHEN, DINING AREA, SITTING ROOM, UTILITY ROOM/STUDY, THREE BEDROOMS, FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE, GOOD REAR GARDEN, PARKING & GARAGE.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Situated in the popular Rodborough Avenue area, this 1960s semi-detached property is ideally located within a short walk of Stroud town centre. The ground floor comprises an entrance hall with stairs rising to the first floor, leading through to the kitchen, which features double doors to the front and opens into the dining area and sitting room. The sitting room boasts a lovely stone fireplace surround with an open fire, while sliding doors provide access to the rear garden. Also on the ground floor is a versatile former kitchen, now used as a utility room and study, offering useful understairs storage and a side entrance door. Upstairs, the landing provides access to three good-sized bedrooms and the family bathroom, which benefits from a separate shower cubicle. There is also an airing cupboard and loft access. Both the main bedroom and bedroom three feature built-in cupboards, providing useful additional storage. Offering well-proportioned accommodation and a convenient location close to the town centre, this property would make an ideal home for a range of buyers.

Outside

The front the property has off street parking for one car, seating area and gated side access to the rear garden. The rear garden is a good size with lawn area, two patio seating areas and mature shrubs and planting. There is a personal door to the garage with power and light. Beyond the garage are lovely woodlands that are now protected and the local community are working to create wildlife habitats for all to enjoy.

Location

Rodborough is a very popular residential area half a mile from Stroud and within a 10 minute walk. Rodborough primary school is just up the road, on Rodborough Hill, as is the well-known Prince Albert public house. A wide range of facilities are available in nearby Stroud which include several good schools, restaurants and public houses, a leisure and sports centre and a award winning weekly farmers market. There is a main line railway station with a regular service to London (Paddington). Gloucester (10 miles), Cheltenham (14.5 miles) Cirencester (13.5 miles) and Bristol (32 miles) and Junction 13 (M5 motorway) are all within easy driving distance.

Directions

Leave Stroud via the A46 Bath Road towards Nailsworth and turn left up Rodborough Hill just before the Clothiers Arms. Carry on around the bend and Rodborough Avenue is the first turning on your left, the property can be found set back from the road on the left hand side as de-noted by our for sale board.

Property Information

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available is ultrafast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

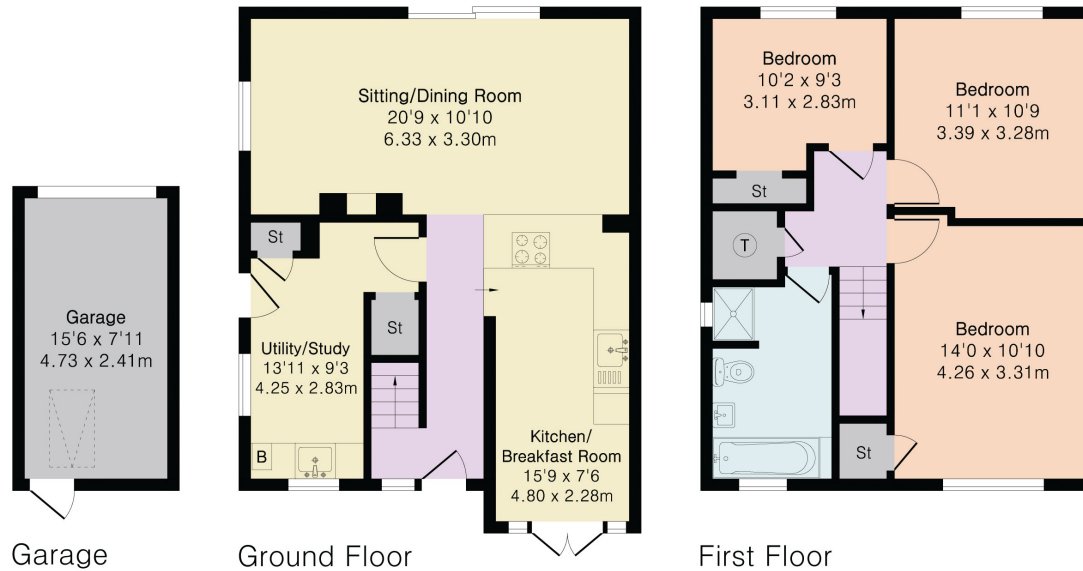


**Approximate Gross Internal Area 1081 sq ft - 100 sq m
(Excluding Garage)**

Ground Floor Area 549 sq ft – 51 sq m

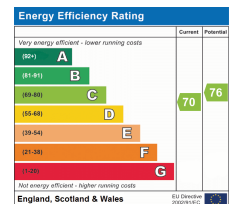
First Floor Area 532 sq ft – 49 sq m

Garage Area 125 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.