

43 Elm Road, Stroud, Gloucestershire, GL5 4NU

Offers Over £330,000

PETER JOY
Sales & Lettings







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A beautifully presented and extended three-bedroom semi-detached home, situated in the popular area of Cashes Green. Thoughtfully updated by the current owners, offering spacious, light and modern accommodation throughout. An ideal home for a range of buyers.

ENTRANCE HALL, KITCHEN/DINING ROOM, SITTING ROOM, DOWNSTAIRS WC, THREE GOOD SIZED BEDROOMS, MODERN FAMILY BATHROOM, ATTIC STORAGE, ENCLOSED REAR GARDEN, DRIVEWAY PARKING FOR TWO CARS, GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT.

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 ever-popular area of Cashes Green, this attractive extended three-bedroom semi-detached home offers spacious, light-filled accommodation, thoughtfully updated and improved by the current owners to create a lovely modern home ready to move straight into. The property welcomes you into a spacious entrance hallway, providing plenty of room for coats and shoes, with stairs rising to the first floor, useful understairs storage and additional space for a washing machine. A conveniently positioned downstairs cloakroom completes the entrance area. The modern family kitchen/dining room offers good storage and an excellent space for everyday living and entertaining, with French doors opening directly onto the rear garden, allowing plenty of natural light into the room. A generous sitting room provides a wonderful space to relax, featuring an attractive electric fire as a focal point. Upstairs, the first floor offers three well-proportioned bedrooms, all served by a modern family bathroom. Further benefits include a useful over-stairs storage cupboard and loft access to a boarded attic space within the main bedroom, providing valuable additional storage.

Having been carefully updated by the current owners, this appealing home combines comfortable, spacious accommodation with modern styling, making it an excellent choice for a range of buyers.

Outside

The rear garden offers a lovely combination of timber decking, ideal for outdoor dining and entertaining, alongside a raised lawn with attractive planted borders. Enclosed by fencing, the garden also benefits from a garden shed and additional gravelled area. To the front is driveway parking for two cars.

Location

Cashes Green benefits from a couple of local convenience stores, two well-established primary schools, nearby pubs, hairdressers, two parks as well as takeaway food options. Randwick and Ruscombe are nearby for country walks and views back down toward Stroud. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via the A419 Cainscross Road and take the second exit at the Cainscross roundabout. Turn right at the lights and proceed for approximately 0.5 miles through the traffic calming in Cashes Green. Carry on straight over the mini roundabout and take the next turning on the right hand side into Hillcrest Road, follow the round down the hill which becomes Elm Road, and the property can be found a short way down on your right denoted by a Peter Joy board.

Property Information

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

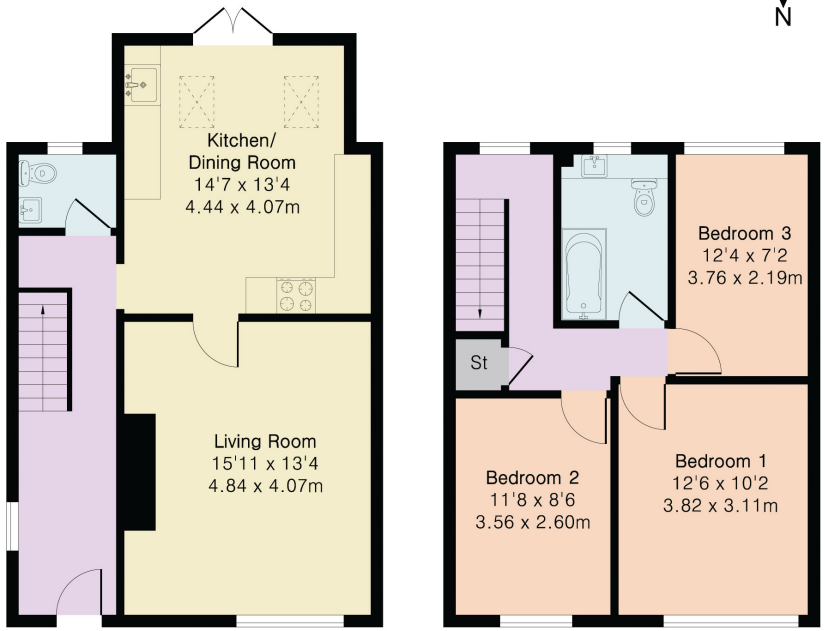
Local Authority

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

Approximate Gross Internal Area 1021 sq ft - 95 sq m

Ground Floor Area 546 sq ft – 51 sq m

First Floor Area 475 sq ft – 44 sq m



Ground Floor First Floor

PINKPLAN

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.

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