



SawyerS
Sales & Lettings

**8 Byron Road, Farmhill, Stroud,
Gloucestershire, GL5 4DL
Price £279,000**

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An neatly presented three bedroom home set within this popular and elevated location. Benefits include double glazing and gas central heating. The property has also been redecorated and carpeted (September 2022). Enclosed garden and off road parking. No Chain. EPC: D
Early viewing highly recommended!

Sawyers Estate Agents are pleased to offer to the market this extended and stylishly presented three bedroom terraced family home having been refurbished throughout. The property is situated within the popular Farmhill area of Stroud and is well located for easy access to the town centre. The light and airy accommodation briefly consists, entrance hall, sitting room, re-fitted kitchen and conservatory whilst on the first floor you will find the three bedrooms and bathroom. Outside the enclosed garden is mainly laid to lawn with mature shrubs borders and seating area. To the front, the paved hard standing provides off road parking. No Chain. EPC: D

Amenities: - Within Farmhill and neighbouring Whiteshill & Paganhill there are local amenities including a shop, pub, popular walks, Callowell & Whiteshill primary schools, and Archway secondary school. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Double glazed door to front with double glazed side panel, double glazed window to front, stairs to first floor, radiator, and laminated flooring.

Sitting Room 7.1m (23'4") x 3.29m (10'10")

Double glazed window to front, double glazed French doors to rear with double glazed side windows. Radiator.

Kitchen/Breakfast Room 5.16m (16'11") x 3.02m (9'11")

Double glazed door to rear, double glazed window to rear, stylish range of fitted wall and base units complemented with block edged work surfaces, stainless steel single drainer sink unit with mixer tap, splash backs, space for cooker with filter hood over, space for a fridge and freezer. Useful under stairs storage.

Conservatory 3.66m (12'0") x 2.32m (7'7")

Double glazed door to side, double glazed windows to rear and side, wall light points and plumbing for washing machine.

First Floor

Landing

Access to loft space. Two storage cupboards.

Bedroom One 4.34m (14'3") Max x 3.01m (9'11")

Two double glazed windows to front, over stairs storage and radiator.

Bedroom Two 3.91m (12'10") Max x 3.04m (10'0")

Double glazed window to rear and radiator.

Bedroom Three 3.3m (10'10") x 2.04m (6'8")

Double glazed window to front and radiator.

Bathroom

Two double glazed windows to rear. Suite consisting bath with shower attachment and electric shower over, low level WC, and pedestal wash hand basin. Tiled splash backs and chrome heated towel rail.

Outside

Front

Path to front door, block paved hard standing providing off road parking for two vehicles.

Rear

Enclosed garden being mainly laid to lawn with seating area, flower and shrub borders.

Selling Agent

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Local Authority

Stroud District Council - Band B

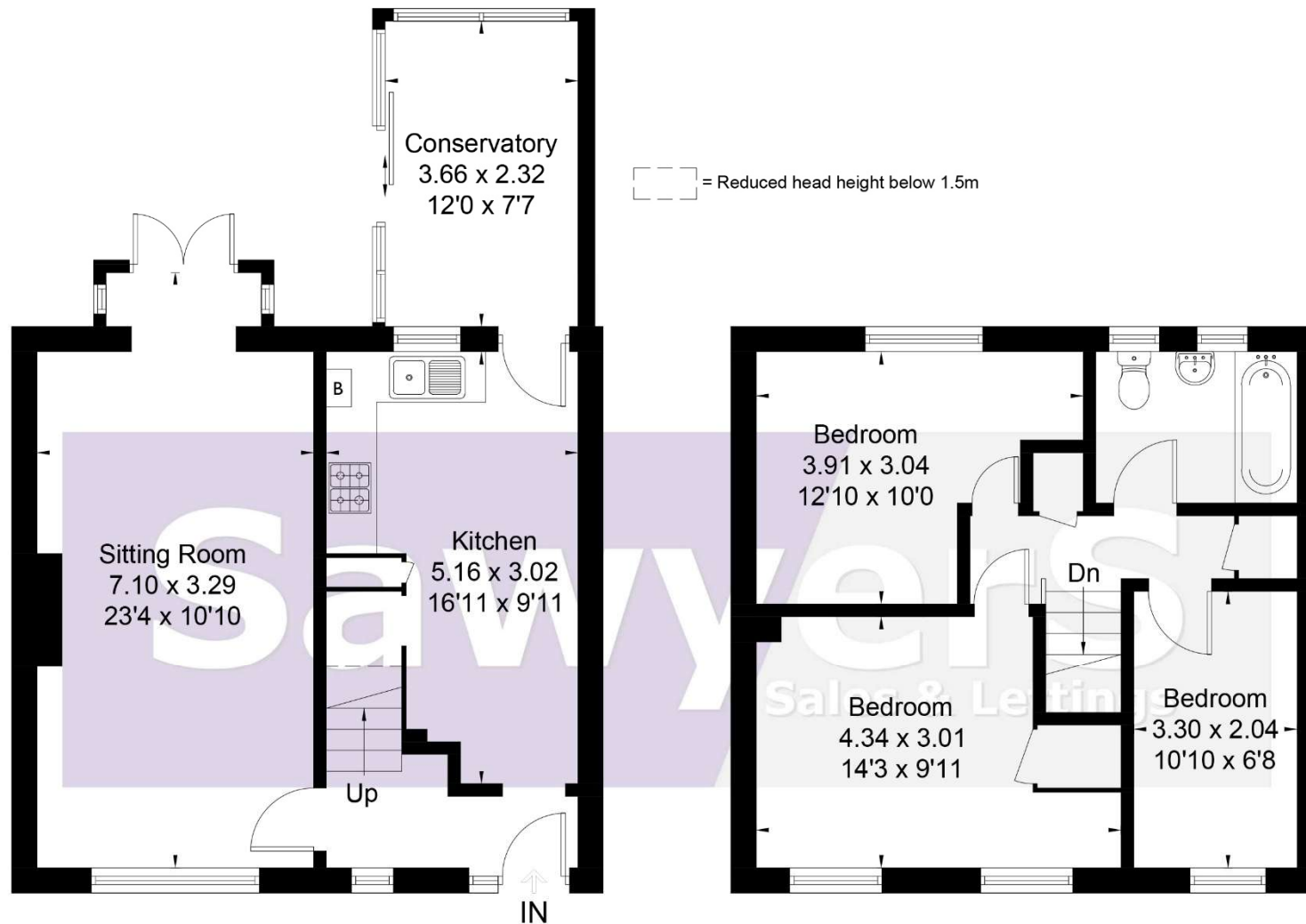
Directions

For SAT NAV use: GL5 4DL

From Stroud town center take the A419 along Cainscross Road, at the roundabout, take the 3rd turning on your left up Paganhill Lane passing the fire station on your left. At the next roundabout turn left, following the road around to the right into Farmhill Lane, continue up the hill and turn right into Byron Road. The property will be found on your left, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		89
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 90.5 sq m / 974 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 307618

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