



SawyerS
Sales & Lettings

**53 Thompson Road, Stroud,
Gloucestershire, GL5 1TB
Guide Price £325,000**

53 Thompson Road, Stroud, Gloucestershire, GL5 1TB

A newly constructed (2022) light and airy three bedroom detached home. Benefits include stylish kitchen with integrated appliances, modern bathroom, double glazing, new carpets and gas central heating. Outside you will find the off road parking and generous enclosed landscaped garden. No Chain.

Sawyers Estate Agents are pleased to bring to the market this newly constructed (2022), light and airy three bedroom detached home situated in Uplands. The accommodation briefly consists; Entrance hall, cloakroom, living room and stylish kitchen/dining room with integrated appliances whilst upstairs on the first floor you will find the three bedrooms and bathroom. Benefits include double glazing and gas central heating. Outside to the front is mainly laid to gravel providing off road parking. Side access leads to the generous enclosed rear garden which is mainly laid to patio and raised lawn area. Internal viewing highly recommended to appreciate all on offer! The property also comes with a 10 Year Warranty. No Chain.

Draft Details

Amenities: - Within Uplands there is a local shop within Folly Lane, Post Office in Springfield Road, popular Primary School and open fields off Slad Road. Stroud town centre is less than a mile away. 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. Good access to the M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Composite door to front, double glazed window to side, stairs to first floor and radiator.

Cloakroom

Double glazed window to side, extractor, pedestal wash hand basin with tiled splash back, low level WC and radiator.

Sitting Room 3.36m (11'0") x 3.32m (10'11")

Double glazed window to front, radiator and television point.

Kitchen/Dining Room 4.96m (16'3") x 3.52m (11'7")

Double glazed window to rear, double glazed French doors to rear with double glazed side panels. Stylish range of fitted wall and base units complemented with roll edged work surfaces, stainless steel one and a quarter sink unit with drainer and mixer tap, tiled splash backs, built in electric hob with filter hood over and oven under, built in dishwasher and integrated washing machine. Under stairs cupboard and radiator.

First Floor

Landing

Double glazed window to side and access to loft.

Bedroom One 3.31m (10'10") x 2.41m (7'11")

Double glazed window to front and radiator.

Bedroom Two 3.58m (11'9") x 2.63m (8'8")

Double glazed window to rear and radiator.

Bedroom Three 2.86m (9'5") x 2.22m (7'3")

Double glazed window to rear and radiator.

Bathroom

Extractor and LED down lighting. Obscure double glazed window to front, suite comprises; Bath with shower attachment, low level WC and pedestal wash hand basin. Part tiled walls and chrome heated towel rail.

Outside

Front

Gravel drive providing off road parking. Paved side access to rear.

Rear

Generous and enclosed landscaped garden being mainly laid to patio and raised lawn area. Small mature trees.

Agents Note

Please note that the initial part of the driveway is shared with the neighbouring property.

(The above details should be checked by your legal advisor)

Selling Agent

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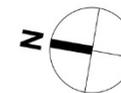
Local Authority

Stroud District Council - Not Banded

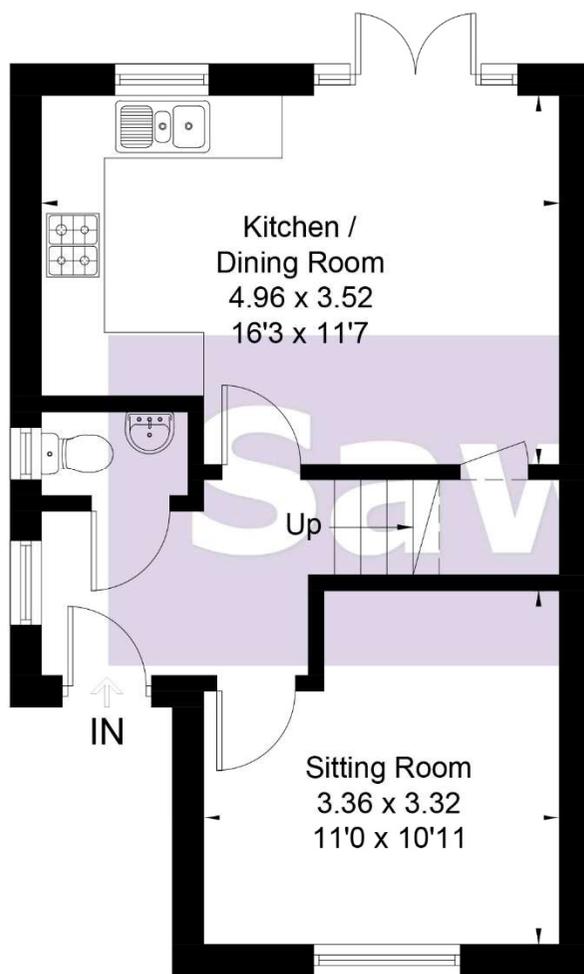
Directions

For SAT NAV use: GL5 1TB

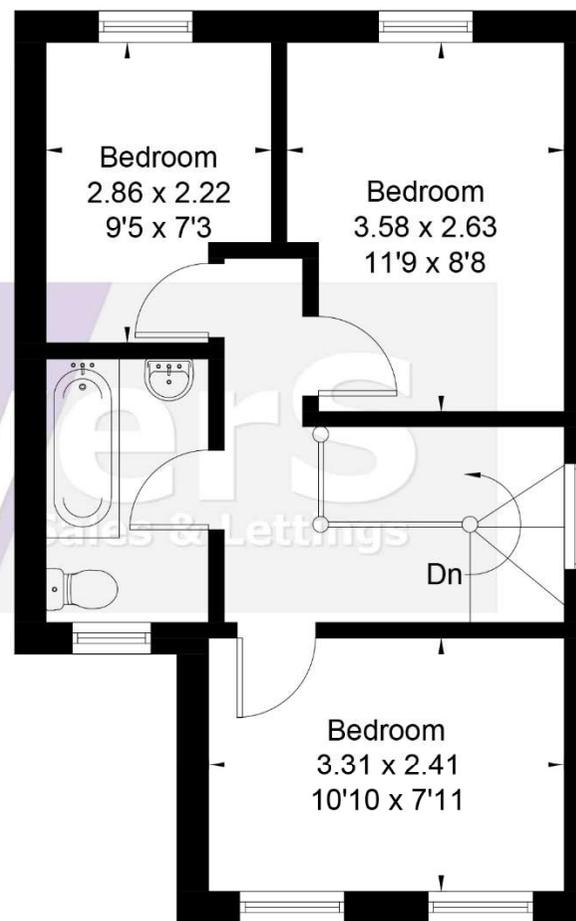
Approximate Area = 72.1 sq m / 776 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 298375

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

