



77 The Old Common, Bussage,  
Stroud, Gloucestershire, GL6 8HH  
Guide Price £220,000

**SawyerS**  
Sales & Lettings



## 77 The Old Common, Bussage, Stroud, Gloucestershire, GL6 8HH

**A well presented, light and airy two double bedroom terraced home situated in a choice position within Bussage. Benefits include double glazed windows and gas central heating. Generous and enclosed garden and parking for two Vehicles. No Chain.**

**Sawyers Estate Agents** are pleased to bring to the market this neatly presented two double bedroom terraced home located along the popular Old Common in Bussage. The accommodation briefly consists: Entrance porch, living/dining room and kitchen whilst on the first floor you will find the double bedrooms with fitted wardrobes and bathroom. Outside the property enjoys a generous and enclosed rear garden along with off road parking for two vehicles. Internal viewing highly recommended. No onward chain.

**Amenities:** - The Old Common is located within the popular Manor Farm village located at Chalford/Bussage. This is a modern development created over the last 30 or so years, which has proved very popular with all age groups. Amenities include a primary school, doctor's surgery and both general grocery and take away shops. A secondary school is also within walking distance. The nearest town, Stroud is located some 4 miles 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. 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 Porch 1.21m (4'0") x 1.09m (3'7")**

Door to side, built in storage cupboard and door to living room.

### **Living/Dining Room 5.24m (17'2") x 3.72m (12'2")**

Double glazed window to front, spiral staircase to first floor, two radiators and television point.

### **Kitchen 3.71m (12'2") x 2.27m (7'5")**

Double glazed door to rear, double glazed window to rear, range of fitted wall and base units complemented with roll edged work surfaces over, stainless steel single drainer sink unit with mixer tap, tiled splash backs, built in gas hob with electric oven under, plumbing for dishwasher, plumbing for washing machine and space for tumble dryer. Radiator.

### **First Floor**

#### **Landing**

Access to loft and airing cupboard housing the wall mounted 'Worcester Bosch' combination boiler.

#### **Bedroom One 3.72m (12'2") Including Wardrobes x 3.06m (10'0")**

Double Glazed window to front, two built in double wardrobes with mirror fronted sliding doors. Radiator.

#### **Bedroom Two 3.72m (12'2") x 2.28m (7'6")**

Double glazed window to rear, built in double wardrobe with mirror fronted sliding door. Wash hand basin set within vanity unit. Radiator.

#### **Bathroom 2.07m (6'9") x 1.69m (5'7")**

Extractor, bath with shower over, low level WC, pedestal wash hand basin, tiled splash backs, mirror, shaver point and radiator.

### **Outside**

#### **Front**

Paved area leading to the front door. Useful storage. Allocated parking spaces for two vehicles.

#### **Rear**

Enclosed garden being mainly laid to lawn with patio/seating area. Space for garden shed.

### **Selling Agent**

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### **Local Authority**

Stroud District Council - Band B

### **Directions**

For SAT NAV use: GL6 8HH

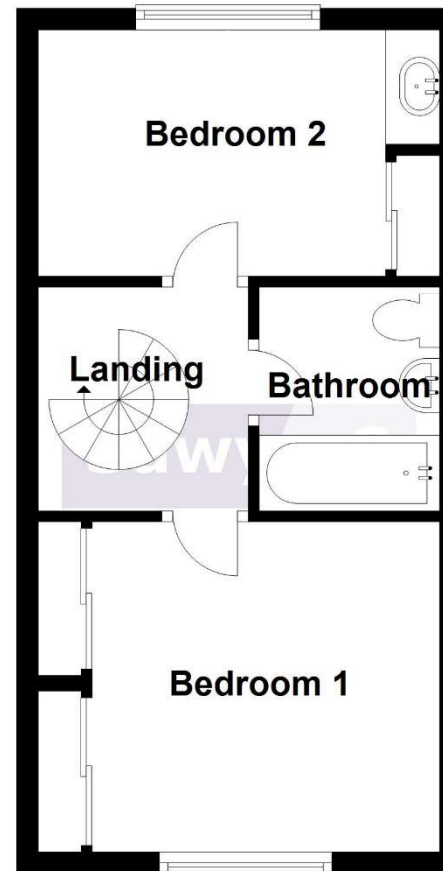
From Stroud take the A419 London Road towards Cirencester, continue through Thrupp and into Brimscombe. Turn left into Toadsmoor Road, continue to the top of the hill. Turn right into The Ridgeway and then left into Tanglewood Way. Turn left into the Old Common. Proceed ahead, where the property will be found on your left hand side, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor



## First Floor



Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

**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.

