



Sawyers
Sales & Lettings

11 Chandos Road, Rodborough, Stroud
Gloucestershire, GL5 3QT
Price £265,000

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A two bedroom semi-detached home positioned within this ever popular elevated location. Benefits include double glazing and gas central heating. Outside you will find the generous garden, parking and garage. In need of updating. No Chain.

Sawyers Estate Agents are delighted to bring to the market this two bedroom semi-detached home located within one of the more popular locations in Rodborough. While the property may require refurbishment, this presents an exciting opportunity for buyers to add their own personal touch. The accommodation in brief consists: Entrance hall, sitting room, kitchen, bedroom two and sunroom to the ground floor whilst upstairs you will find the main bedroom and bathroom. Benefits include double glazing and gas central heating. Outside the property is approached via a driveway which provides off road parking and access to the garage. Generous rear garden. No Chain

Amenities: Within the popular parish of Rodborough there are Primary Schools, Public Houses, basic grocery shops, Churches and recreational facilities, including Rodborough Common, located half a mile further up the hill. The main town centre at Stroud is less than a mile to the north/east. 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 side, stairs to first floor and radiator.

Living Room 4.39m (14'5") x 3.32m (10'11")

Double glazed window to front, gas fire with stone surround and mantle, radiator and television point.

Kitchen 2.23m (7'4") x 2.1m (6'11")

Double glazed door to rear, double glazed window to rear, fitted wall and base units with work surface over, single drainer sink unit with mixer tap, tiled splash backs, built in electric hob, space for fridge, plumbing for washing machine, built in storage, wall mounted `Vaillant` boiler and radiator.

Sun Room 4.03m (13'3") x 2.18m (7'2")

Door to rear, window to rear and power points.

Bedroom Two/Shower Room 3.17m (10'5") x 2.86m (9'5")

Double glazed window to rear, walk in shower cubicle, low level WC, wash hand basin set within enclosure, shelving, recessed storage area and radiator.

First Floor

Landing

Storage cupboard. Radiator.

Bedroom One 3.34m (10'11") x 2.68m (8'10")

Double glazed window to front. Radiator.

Bathroom 2.12m (6'11") x 1.67m (5'6")

Double glazed window to rear, bath, wall mounted wash hand basin, low level WC, shaver point, part tiled walls and radiator.

Outside

Front

Driveway providing off road parking and access to the garage, gated side access, outside light, and flower and shrub borders.

Garage 5.39m (17'8") x 2.7m (8'10")

Double doors to front, door to side, window to side and rear, power and light.

Rear

Generous and enclosed garden being laid to patio/seating, raised decked seating areas, gravelled flower and shrub borders, summer house and garden sheds.

Selling Agent

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Local Authority

Stroud District Council - Band B

Directions

For SAT NAV use: GL5 3QT

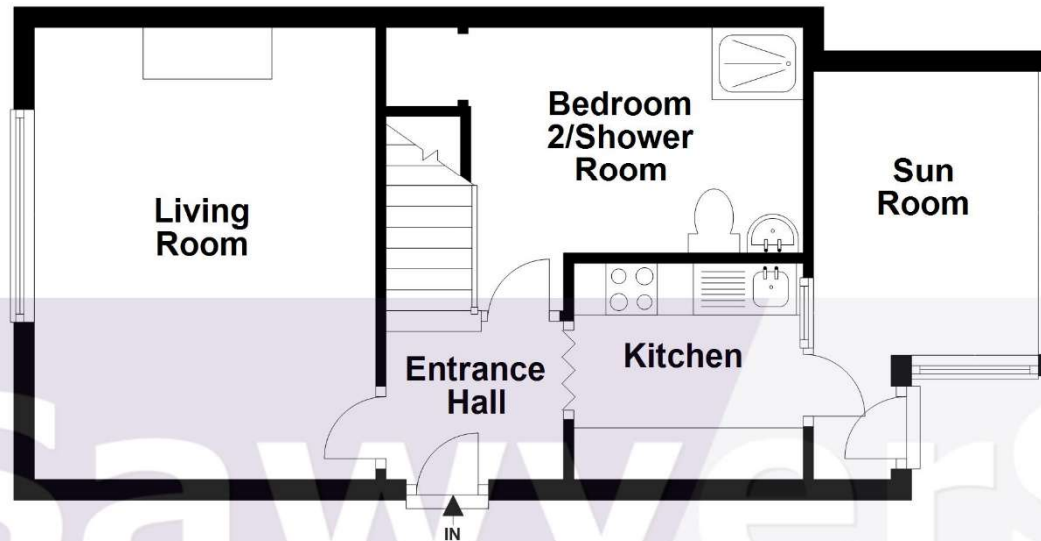
Leave Stroud via the A46 Bath Road. At the Golden Cross traffic lights turn left up Walkley Hill, turn right into Court Way then fourth right into Chandos Road. Continue along for a short distance where the property can be found on your left hand side, clearly identified by our `For Sale` board.

EPC

Pending

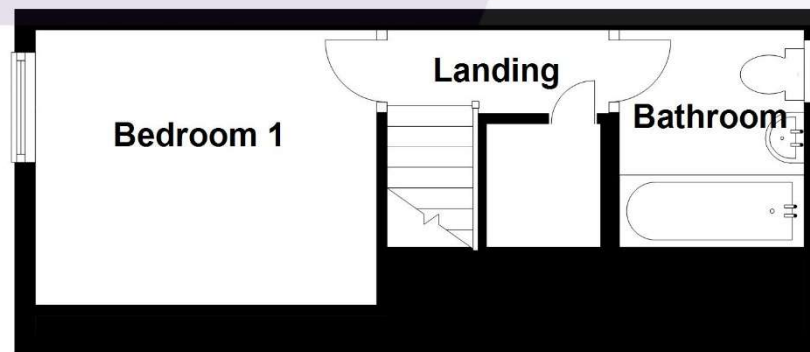
Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



First Floor

Approx. 22.2 sq. metres (238.4 sq. feet)



Total area: approx. 62.3 sq. metres (670.1 sq. feet)

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

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