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Sales & Lettings

Ryleaze, Ryleaze Road, Stroud,
Gloucestershire, GL5 1JR
Guide Price £295,000

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A charming two double bedroom detached home conveniently position being only a few hundred yards of Stroud Town Centre. The generous corner plot gardens are of particular note with its southerly aspect. Modern additions complement the character features throughout.

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A charming two double bedroom detached home conveniently position being only a few hundred yards of Stroud Town Centre. The property offers well-proportioned light and airy accommodation which is arranged over two floors and briefly consists, Entrance hall, sitting room, stylish kitchen, utility and two separate shower rooms on the ground floor whilst upstairs you will find the two double bedrooms and useful cot room/study. No Chain.

Modern additions complement the character features throughout which include mullion windows and exposed beams. Benefits include double glazing and gas central heating. The property is approached via a gated driveway providing ample off road parking and access to the carport. The generous corner plot gardens are of particular note with its pleasant southerly aspect.

Amenities: Stroud town centre is located just a short walk away and is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside, an area of outstanding natural beauty. A blend of rich industrial heritage and contemporary amenities. Stroud, ranked as a best place to live by The Sunday Times, hosts an award winning bustling street market together with town centre shopping, pubs, restaurants, and bistros. There are first class schools catering for all grades and age groups, including nearby Grammar Schools, Marling School, and Stroud High School.

Stroud's Railway station is within walking from the property and provides a mainline intercity service to London (Paddington) and Gloucester/Cheltenham. The M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance, with Birmingham, Oxford, Stratford-Upon-Avon and Bath all within about an hour's drive.

Entrance Porch

Entrance Hall

Door to front, window to front and stairs to first floor.

Sitting Room 4.3m (14'1") x 2.99m (9'10")

Window to front, Mullion window to side. Television point.

Shower Room

Window to rear, extractor, double walk in shower unit, pedestal wash hand basin and low level WC. Radiator.

Kitchen 4.08m (13'5") x 2.58m (8'6")

Mullion window to front, window to rear, down lighting, stylish modern range of fitted wall and base units complemented with contrasting work surfaces, sink unit with mixer tap, built in gas hob with extractor over and oven under, plumbing for dishwasher, television point, radiator and exposed timber floor.

Utility

Door to front, window to front, wall mounted boiler, plumbing for washing machine and space for tumble dryer with work surface over. Space for fridge/freezer.

Second Shower Room

Window to rear, walk in double shower unit, low level WC, wash hand basin and chrome heated towel rail.

First Floor

Landing

Window to rear and exposed beams.

Bedroom One 4.12m (13'6") x 3.23m (10'7")

Window to front, window to side, exposed beams, fireplace and radiator.

Bedroom Two 4.1m (13'5") x 3.1m (10'2")

Window to side, exposed beams, radiator and television point.

Study/Nursery 2.54m (8'4") x 1.73m (5'8")

Skylight to front, exposed beams, radiator and television point.

Outside

Front

Gated driveway providing ample off road parking and access to the carport.

Car Port 4.7m (15'5") x 3.77m (12'4")

Side and rear garden

Slightly terraced and banked being mainly laid to meadow grass and mature shrubs, enclosed with a mix of walling and fencing.

Agents Note

Our vendor informs us that planning permission had been granted for improvements to the property, with the addition of two small extensions. This has now lapsed, however details can be seen on Stroud District Councils planning website using reference S.18/2734/HHOLD.

There is also potential for a further dwelling within the grounds, subject to gaining the relevant planning consents from the local authority. Interested parties should make their own enquiries with Stroud District Council's Planning Department. Previous planning applications can be found on the local authority planning portal, for example Planning Ref: S.18/1407/FUL and Ref: S.19/005/APPREF

Selling Agent

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Local Authority

Stroud District Council - Band C

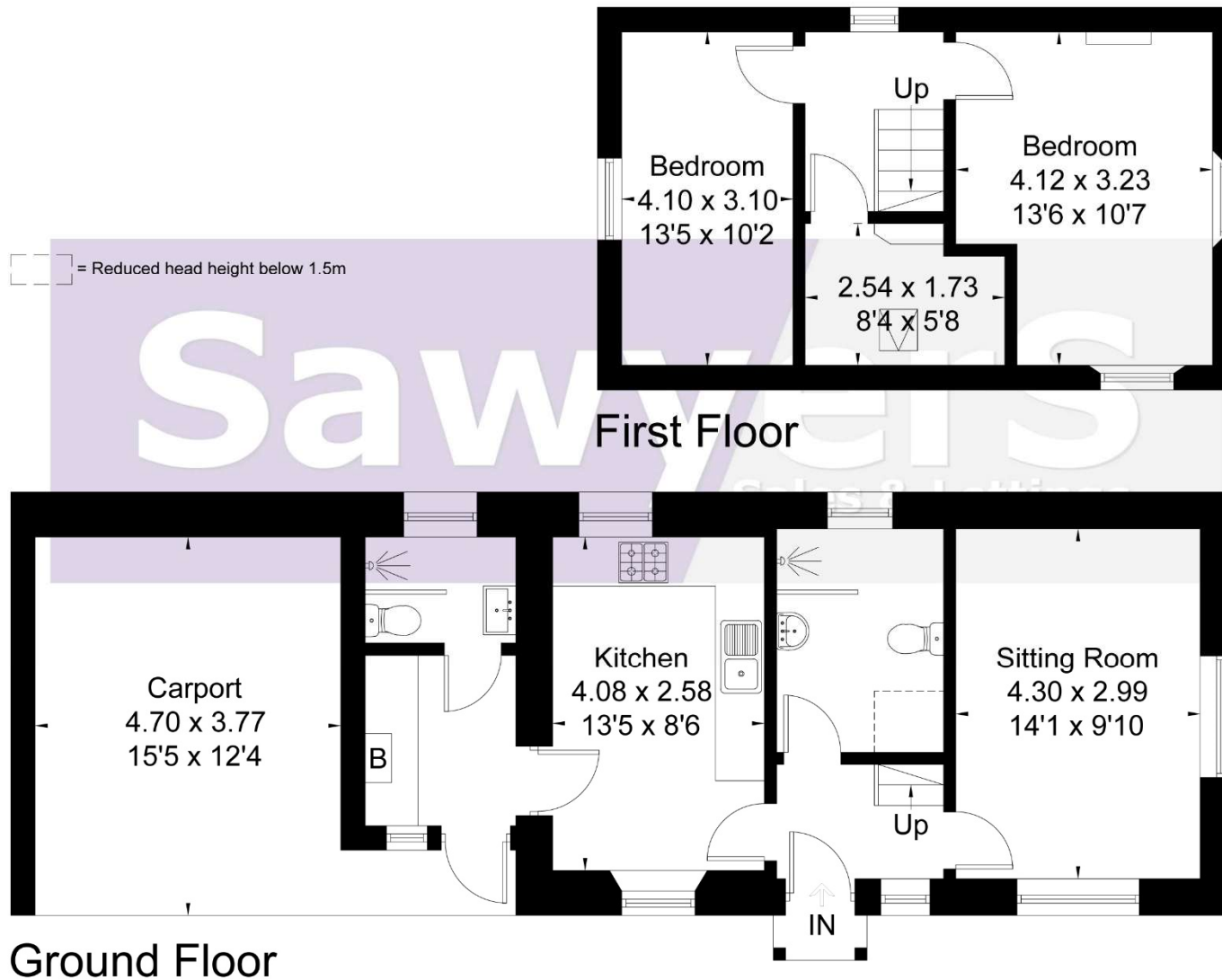
Directions

For SAT NAV use: GL5 1JR

Take the A419 London Road out of Stroud and turn left at the mini roundabout up Cornhill, continue over the next mini roundabout onto Parliament Street, follow the road up and turn left, just after the Police Station, into Ryleaze Road. Follow the road down, where the property can be found on your right hand side, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 71.7 sq m / 772 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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