



SawyerS
Sales & Lettings

**2 Cuckolds Brook Cottages, Paganhill Lane,
Pagahill, Stroud, Gloucestershire, GL5 4JP
Price: £185,000 Offers Invited**

2 Cuckolds Brook Cottages, Paganhill Lane, Pagahill, Stroud, Gloucestershire, GL5 4JP

A charming two bedroom period terraced cottage, set back from the road within the popular Paganhill area. The character accommodation is arranged over three floors to include a sitting room with fireplace and beamed ceiling, kitchen, two double bedrooms and a modern bathroom. Front and rear gardens. No Chain.

The character accommodation is arranged over three floors comprising; entrance porch, sitting room with fireplace, kitchen, double bedroom on the first floor with two storage cupboards, modern bathroom with separate shower cubicle and a second floor double bedroom with beamed ceiling and built-in wardrobes. While the property may require updating, this presents an exciting opportunity for buyers to add their own personal touch. There is a lawn area running adjacent to the footpath at the front and a small lawn garden at the rear. No Chain.

Amenities: - Within Paganhill and neighbouring Farmhill there are a few local amenities including a Tesco Express Shop, Primary School, Secondary School, College and Leisure Centre. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of five valleys amidst the beautiful Cotswold countryside. It contains a rich blend of industrial heritage and modern amenities with its town centre shopping, bustling street market, a range of banks, restaurants, bistros and pubs. The railway station has a regular train service to London and Cheltenham. There are first class schools for all grades and age groups and good access to the M5 allows comfortable commuting to Cheltenham, Gloucester and Bristol.

Ground Floor

Canopied Porch

Timber constructed with window to side. Quarry tiled floor, Double glazed front door.

Living Room 3.99m (13'1") x 3.2m (10'6")

Character room with a stone fireplace housing a cast iron 'Provence' calor gas coal effect stove. Exposed stone work. Beamed ceiling. Staircase to first floor. Ledge and brace door to the kitchen.

Kitchen 2.82m (9'3") x 2.41m (7'11")

Double glazed window to rear with a deep sill. Double glazed door to rear garden. Laminate work tops, with cupboards and drawers under. Wall units. Stainless steel sink unit with mixer tap. Beamed ceiling. The vendor will be leaving the gas cooker and washing machine (appliances not tested).

First Floor

Landing

Staircase to the second floor.

Bedroom Two 3.3m (10'10") x 3.05m (10'0")

Double glazed window to front. Cast iron grate with a stone beam above. Two useful storage cupboards.

Bathroom

A generous modern bathroom. Double glazed window to rear. White suite comprising; panel bath, low level WC and a vanity wash hand basin with a tiled splash back. Corner shower cubicle with folding glazed doors. Cupboard housing a Worcester combination gas boiler (installed around June 2019). Radiator. Shelving.

Second Floor

Bedroom One 3.96m (13'0") x 3.02m (9'11")

Double glazed window to front. Two fitted, deep wardrobes with hanging rail and shelving. Beamed ceiling. Exposed stone work.

Outside

Front Garden

Footpath to the front door with an adjacent lawn area.

Rear Garden

Steps lead up from the back door to a small area of lawn and a timber constructed wood/tool store. Sunny aspect. Potential to create rear pedestrian access.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Agents Note

Both the first floor and second floor stairs are very steep. The property does not have off road parking, however on road parking is readily available nearby.

Local Authority

Stroud District Council - Band B

Directions

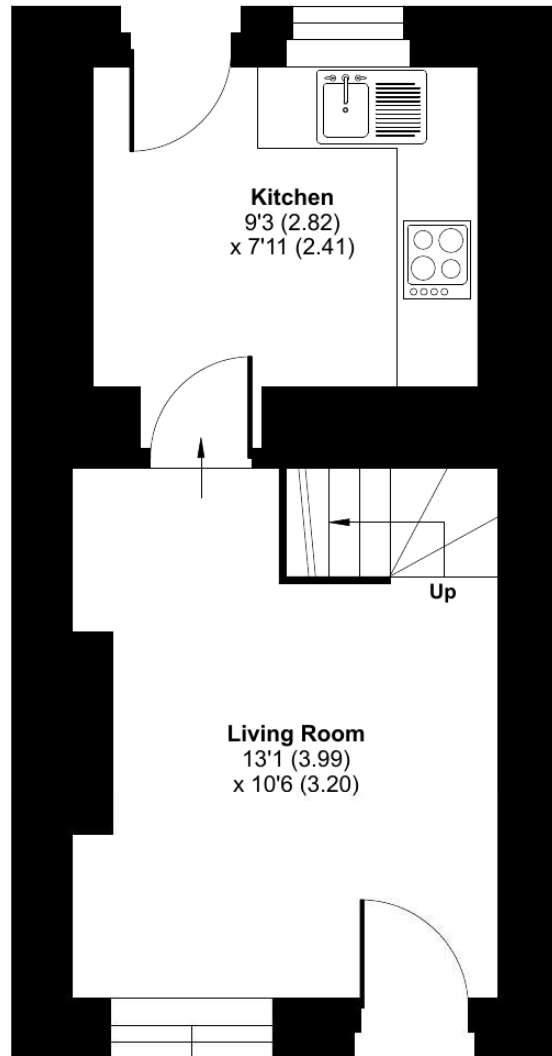
From Stroud town centre take the A419 Cainscross Road heading towards Cashes Green/Stonehouse. At the Cainscross roundabout take the third exit onto Paganhill Lane. The property can be found a short distance along on your right hand side, clearly identified by our 'For Sale' board on your left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

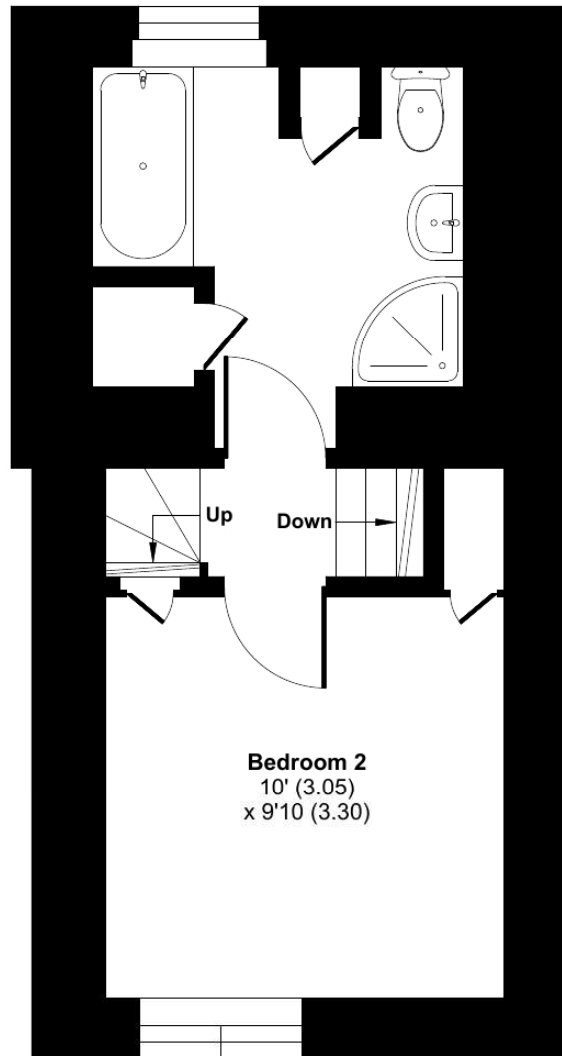
Paganhill Lane, GL5

Approximate Area = 583 sq ft / 54.2 sq m

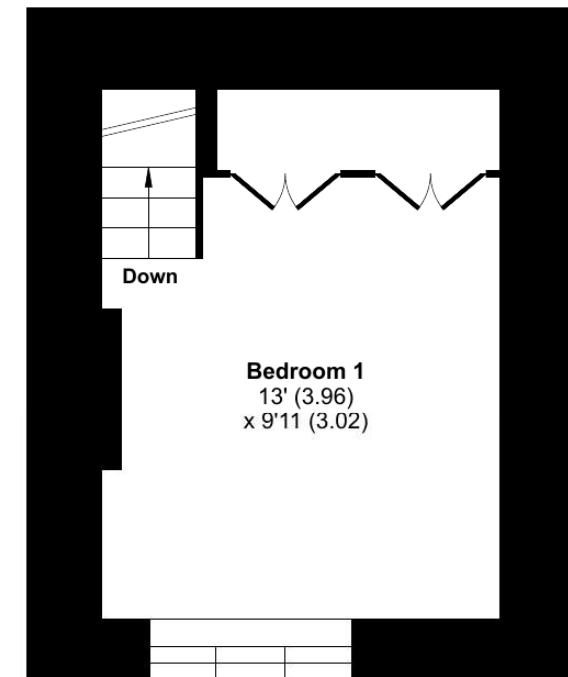
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sawyers Estate Agents. REF: 1020619

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.

