



**Sawyers**  
Sales & Lettings

60 Freame Close, Bussage, Stroud,  
Gloucestershire, GL6 8HG  
Price £179,500



## 60 Freame Close, Bussage, Stroud, Gloucestershire, GL6 8HG

**A neatly presented one double bedroom terraced home situated within this popular cul-de-sac. Benefits include double glazing and gas central heating. Outside the property enjoys a larger than average enclosed garden with patio/seating area. Off road parking and carport. No Chain.**

**Sawyers Estate Agents** are pleased to bring to the market this neatly presented one double bedroom terraced home situated within this popular cul-de-sac. The light and airy accommodation in brief consists: Entrance hall, living room and modern kitchen on the ground floor whilst upstairs on the first floor you will find the double bedrooms and bathroom. Benefits include double glazing and gas central heating. Outside the property enjoys a larger than average enclosed garden with patio/seating area. Off road parking and carport. Ideal first time buy or investment purchase. Early viewing highly recommended! No Chain.

**Amenities:** - Freame Close is located within the Manor Farm village located at Eastcombe/Bussage. This is a modern development has proven 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 Hall

Double glazed composite door to front. Laminated flooring.

### Kitchen 2.5m (8'2") x 2.04m (6'8")

Double glazed window to front, exposed timbers, stylish range of modern fitted wall and base units complemented with contrasting roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, tiled splash backs, fitted electric hob with oven under, space for fridge/freezer and washing machine.

### Living Room 3.63m (11'11") Max x 3.52m (11'7")

Double glazed door to rear, double glazed window to rear, stairs to first floor, exposed timbers, radiator and laminated flooring.

### First Floor

#### Landing

Double glazed Velux style window to front, access to loft and two built in storage cupboards.

#### Bedroom 3.88m (12'9") x 2.66m (8'9")

Double glazed window to rear, over stairs storage cupboard. Radiator.

#### Bathroom 1.72m (5'8") x 1.68m (5'6")

Double glazed window to rear, suite consisting bath with shower attachment over, low level WC and pedestal wash hand basin. Part tiled walls. Heated towel rail.

### Outside

#### Front

Mature shrub border with small Cotswold stone walling, path to front door. Outside light.

#### Rear

Larger than average enclosed garden which is mainly laid to lawn with a patio/seating area mature shrubs. Space for garden shed. Gated rear access.

### Carport & Parking

The property has off road parking under a carport located to the rear and an additional parking space at the front of the property.

### Selling Agent

Sawyers Estate Agents  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

### Local Authority

Stroud District Council - Band A

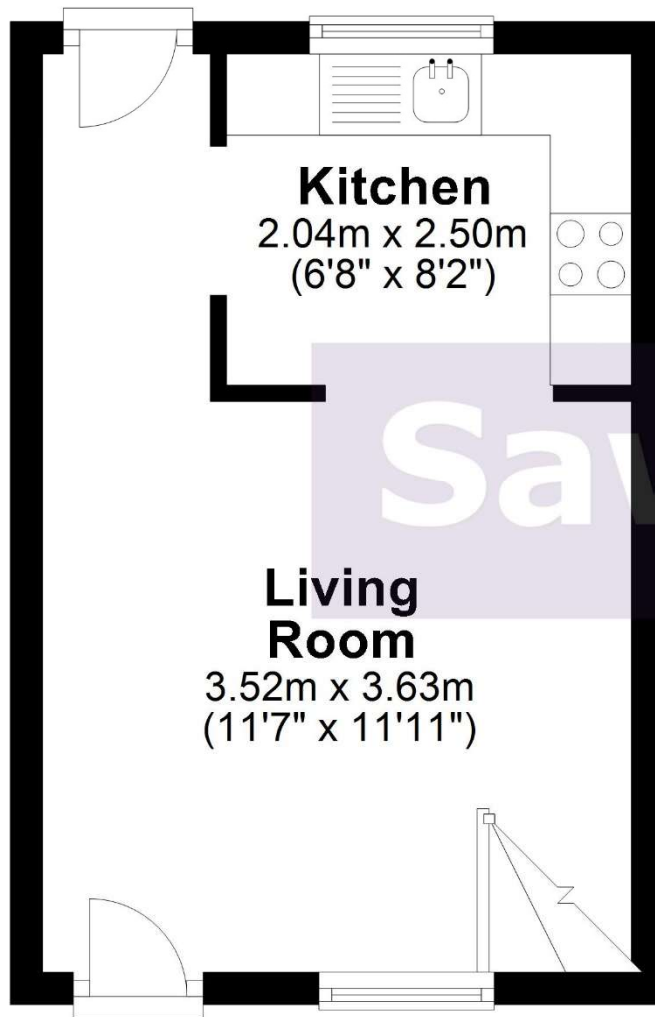
### Directions

For SAT NAV use: GL6 8HG

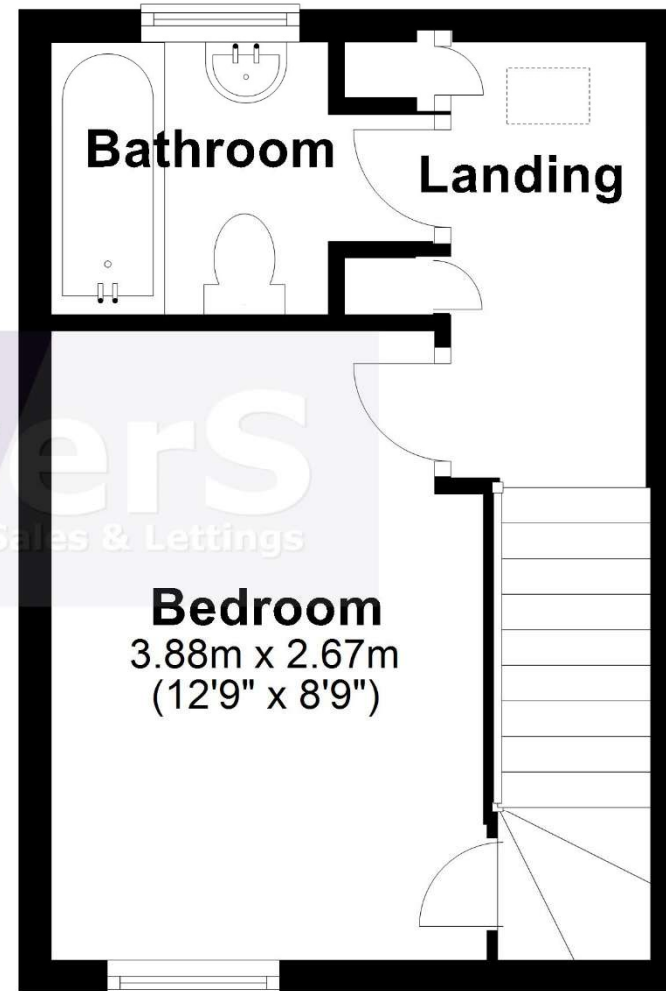
From Stroud take the A419 London Road towards Cirencester and after approximately two miles turn left into Toadsmoor Road and continue to the top of the hill. Turn right into The Ridgeway. Take the fourth left into Tanglewood Way and then the second left into The Old Common. Turn left into Freame Close, turn right again, and then the property will be located on your right, clearly identified by our `For Sale` board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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.



