



SawyerS
Sales & Lettings

54 Dudbridge Meadow, Dudbridge,
Stroud, Gloucestershire, GL5 3NH
Price £239,500

54 Dudbridge Meadow, Dudbridge, Stroud, Gloucestershire, GL5 3NH

A well presented, light and airy two bedroom semi-detached home enjoying a choice position. Modern kitchen and stylish bathroom. Enclosed garden & off road parking. No Chain.

Sawyers Estate Agents are pleased to bring to the market this modern well presented two bedroom semi-detached home enjoying a choice position. The accommodation in brief comprises: Entrance hall, living room, modern kitchen with dining area on the ground floor with two bedrooms and re-fitted bathroom on the first floor. Benefits include double glazed windows and gas central heating. Outside you will find the enclosed level garden along with off road parking. Early viewing highly recommended to avoid missing out.

Amenities: Dudbridge Meadow is found just over a mile of the centre of Stroud and all amenities found there and yet is within a few minutes walk of Selsley Common and the open spaces there. 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 1.34m (4'5") x 1.07m (3'6")

Door to front, door to living room.

Living Room 4.96m (16'3") x 3.98m (13'1")

Double glazed window to front, stairs to first floor, living flame gas fire with surround, radiator, television point and telephone point.

Kitchen/dining Room 3.98m (13'1") x 2.52m (8'3")

Door to rear with glazed panel, double glazed window to rear, modern range of fitted wall and base units complemented with contrasting work surfaces, inset stainless steel single drainer sink unit, tiled splash backs, built in electric hob with oven under and filter hood over. Plumbing for washing machine, space for fridge and laminated flooring.

First Floor

Landing

Doors to bedrooms and bathroom.

Bedroom One 3.98m (13'1") x 2.77m (9'1")

Double glazed window to front, radiator and television point.

Bedroom Two 2.61m (8'7") x 2m (6'7")

Double glazed window to rear, access to loft, built in storage cupboard. Radiator.

Bathroom

Double glazed frosted window to rear, modern suite comprising panelled bath with shower attachment over and glass screen. Low level WC and wash hand basin set within vanity unit. Recess spotlight and part tiled walls.

Outside

Front

Path to front door, lawn area with mature shrub. Off road parking and gated side access to rear.

Rear

Enclosed level garden mainly laid to lawn with patio/seating area, flower and shrub borders and garden shed.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk
www.sawyersestateagents.co.uk

FREE VALUATION

If you have been impressed with our service and would like to know the value of your own home and to hear what separates us from our competitors, please call us on 01453 751647 or email us at info@sawyersestateagents.co.uk for a free valuation.

Local Authority

Stroud District Council - Band B

Directions

For SAT NAV use: GL5 3NH

Leave Stroud via the A46 Bath Road heading towards Nailsworth at the traffic lights (Golden Cross) turn right down Dudbridge Hill. At the next traffic lights take a sharp left into Dudbridge Road, after a short distance turn right into Dudbridge Meadow. The property will be found on your right hand side, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(84-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

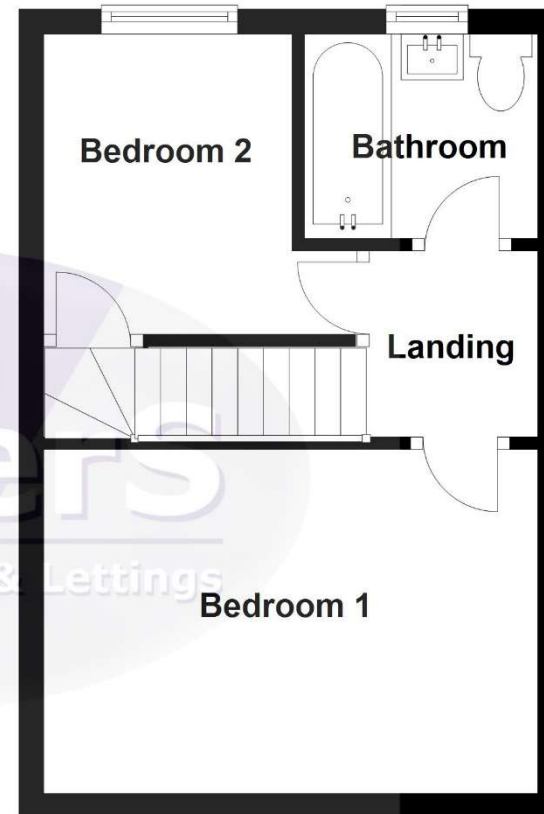
Ground Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.6 sq. feet)



Total area: approx. 53.2 sq. metres (573.0 sq. feet)

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.

