



SawyerS
Sales & Lettings

**Sandalwood, The Ridge, Bussage,
Stroud, Gloucestershire, GL6 8HD
Price £365,000**

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A well presented three bedroom detached bungalow located in this choice position within Bussage. Double glazing & gas central heating. Outside the property enjoys landscaped and well stocked gardens, off road parking and garage. No onward chain.

Sawyers Estate Agents are delighted to bring to the market this well presented three bedroom detached bungalow located in a choice position within Bussage. The accommodation briefly consists, entrance porch, entrance hall, living room, dining room, modern kitchen, shower room, and three bedrooms. Benefits include double glazing and gas central heating. Outside the property enjoys a landscaped and level enclosed rear garden with gravel/seating area's with a generous open plan lawn area to the front. The property is approached via a driveway which also provides off road parking and access to the garage. Early viewing highly recommended. No Chain.

Amentities: - The Ridge is located on the edge of the popular Manor Farm development located at Chalford/Bussage. This is a modern development created over the last 30 years, which has proved 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 Porch 1.86m (6'1") x 1.19m (3'11")

Double glazed door to side with glazed side panel, double glazed window to front, consumer unit, laminated flooring, with glazed door with glazed side panel leading to the hallway.

Entrance Hall

Coving, access to loft, airing cupboard housing the hot water tank, built in storage cupboard, radiator and laminated flooring.

Living Room 4.3m (14'1") x 3.54m (11'7")

Double glazed window to front, double glazed window to side, coving, fireplace with living flame gas fire, radiator and television point.

Dining Room 2.78m (9'1") x 2.55m (8'4")

Double glazed window to side, coving, serving hatch from kitchen, radiator and laminated flooring.

Kitchen 3.25m (10'8") x 2.92m (9'7")

Double glazed door to rear, double glazed window to rear, range of modern `Shaker` style fitted wall and base units complemented with timber works tops, one and a quarter bowl sink unit with mixer tap, tiled splash backs, electric oven with oven under and filter hood over, built in fridge/freezer, built in dishwasher, and plumbing for washing machine. Radiator and laminated flooring.

Bedroom One 3.57m (11'9") x 2.97m (9'9")

Double glazed window to front, coving and radiator.

Bedroom Two 3.6m (11'10") x 3.28m (10'9")

Double glazed window to rear, coving and radiator.

Bedroom Three 2.69m (8'10") x 2.5m (8'2")

Double glazed window to front, coving and radiator.

Shower Room 2.15m (7'1") x 1.68m (5'6")

Double glazed window to rear. Suite consisting low level WC, pedestal wash hand basin and shower cubicle with electric shower. Recessed down lights, chrome heated towel rail, part tiled walls and tiles floor.

Outside

Front/side

Flower and shrub border, raised planter with herbs, gravel area, steps to front door with an additional generous open lawn area.

Rear

Enclosed garden with gated rear access. Mainly laid to gravel and patio providing seating area's, well stocked flower beds and raised borders. Outside security lighting.

Garage 5.19m (17'0") x 2.61m (8'7")

Up and over door to front and door to side. Light.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Local Authority

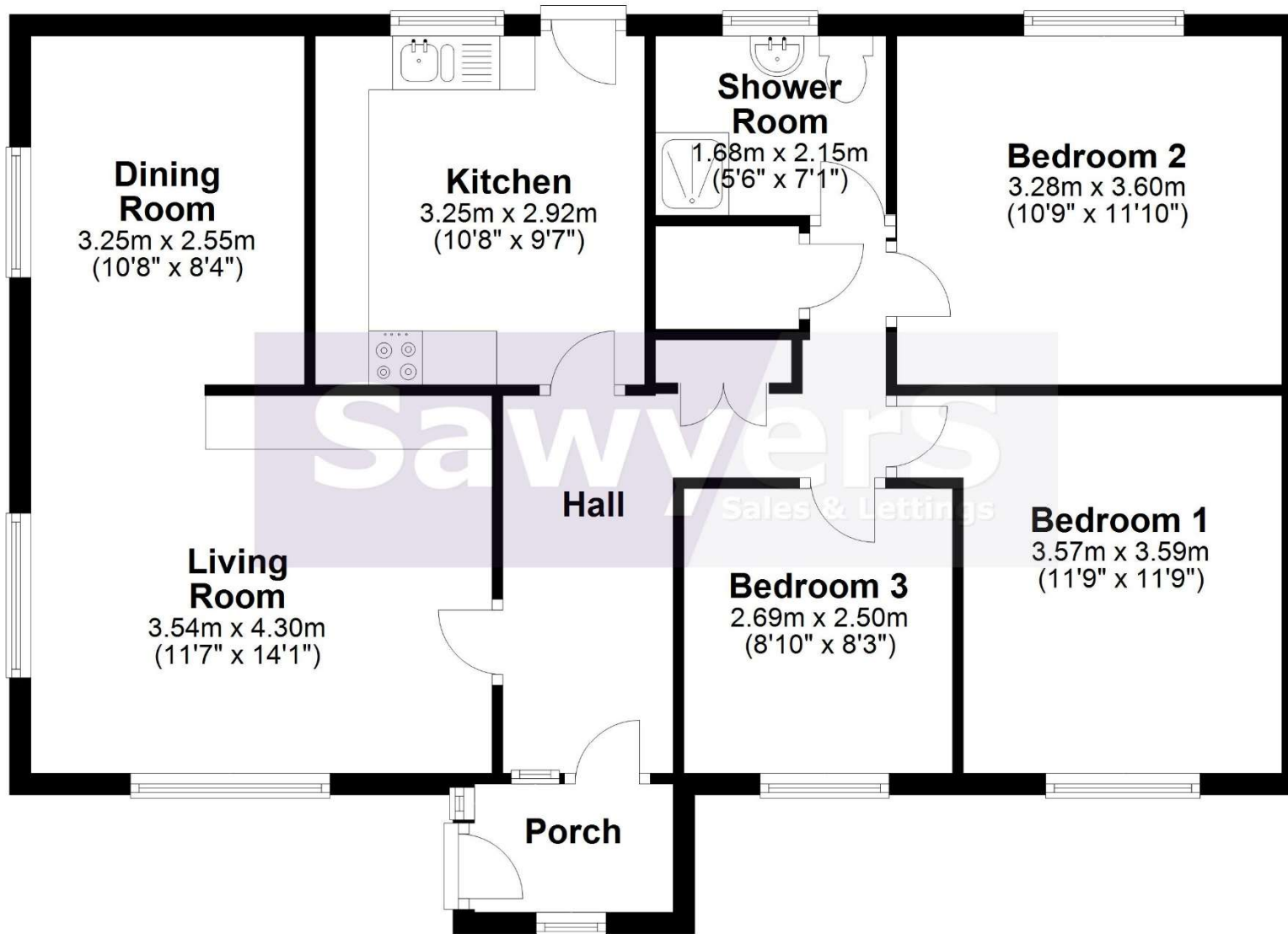
Stroud District Council - Band D

Directions

For SAT NAV use: GL6 8HD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C	67	
(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



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

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