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Sales & Lettings

29 Little Mill Court, Stroud,
Gloucestershire, GL5 1DJ
Price £275,000

29 Little Mill Court, Stroud, Gloucestershire, GL5 1DJ

A delightful, modern, mid terrace town house with tastefully presented accommodation, arranged over three floors. Three bedrooms (one en-suite), open plan kitchen/dining/lounge and conservatory. Enclosed rear garden, allocated parking and garage.

Sawyers Estate Agents are delighted to offer for sale, this very tastefully presented, three Storey modern town house. The versatile accommodation is arranged over three floors consisting, entrance hall, cloakroom, open plan kitchen/dining/living room and conservatory on the ground floor. Bedroom two, bedroom three/office and bathroom on the first floor. Main bedroom with an en-suite shower room on the second. Externally, there is a small courtyard area to the front overlooking Slad Brook and an enclosed rear garden with gated access to a footpath just for the neighbouring properties, allocated parking a garage.

Amenities: - Within the Lansdown/Uplands area of Stroud there is a Post Office, Co-op and a local shop within Folly Lane, whilst the town centre is within walking distance. less than a quarter of a mile 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 brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Ground Floor

Canopied Porch

Timber Canopy porch.

Entrance hall

Double glazed composite front door. Staircase leading to the first floor. Radiator. Wood effect laminate floor. Door to:-

Cloakroom

Low level wc, Wash hand basin. Radiator. Tiled floor.

Open Plan Kitchen/Reception Room 7.01m (23'0") x 3.58m (11'9") Max

Double glazed window to the front. Laminate work tops with a range of matching cupboards and drawers under, wall units cupboards with adjoining shelving. Built-in Zanussi single electric oven with an electric four ring hob above and a stainless steel extractor hood over. Bosch washing machine. Integrated Zanussi fridge and freezer. Stainless steel one and a half bowl, single drainer unit. Tiled floor and part tiled walls. Two radiators. Under stairs storage cupboard.

In the reception area there is a double glazed window to the rear. Double glazed French doors leading out into the conservatory. Wood effect laminate flooring.

Conservatory 3.56m (11'8") x 1.98m (6'6")

A pleasant room to sit and relax in and enjoy the view of the garden. Double glazed French doors. Double glazed windows. Fitted ceiling blinds.

First Floor

Landing

Double glazed window to front. Door giving access to the staircase to the second floor.

Bedroom Two 2.92m (9'7") x 2.72m (8'11")

Two double glazed windows to the rear. Built-in double wardrobes. Radiator. Cupboard housing the Worcester gas boiler.

Bedroom Three/Office 2.41m (7'11") x 1.7m (5'7")

Double glazed window to front. Radiator.

Bathroom 1.87m (6'2") x 1.7m (5'7")

Modern white suite comprising:- panel bath with shower attachment, low levl wc and a pedestal wash hand basin.

Second Floor

Main Bedroom 3.63m (11'11") x 3.56m (11'8")

Double glazed dormer window to front. Built-in double wardrobe. Radiator. Access to loft space. Door to:-

En-suite Shower Room

Velux window to rear. Low level wc. Pedestal wash hand basin. Tiled shower cubicle with glazed doors. Part tiled walls. Electric shaver point. Radiator. Tiled floor. Part tiled walls.

Outside

Front

There is a small gravelled courtyard garden to the front that overlooks the Slad brook. Space for pots and plants.

Enclosed Rear Garden

There is a pretty, low maintenance, fenced rear garden with a stone chipping patio area, raised beds, plants and shrubs and gated access to a rear walkway just for the use of the terrace.

Parking

There is an allocated parking space for one car in addition to the garage.

Garage (Leasehold) 6.2m (20'4") x 3.39m (11'1") Max

Just across the road is a single garage with an up and over door, There is a space for a car and storage. The entrance is narrower at 2.14m widening to 3.39m towards the rear.

Directions

For SAT NAV use: GL5 1DJ

From Stroud town centre via Merrywalks take the B4070 Slad Road heading out towards Slad, continue along the road passing the Fountain Public House on your left. Turn right into Lansdown Road and left into Little Mill Court, where the property will be found on your left hand side. The allocated parking can be found a short distance ahead. Turn left over the bridge, with the bay on your right.

Material Information

Title Number: GR333273

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: C

Annual price £2,009 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: Medium Risk

Mobile coverage: EE, Vodafone, Three, O2

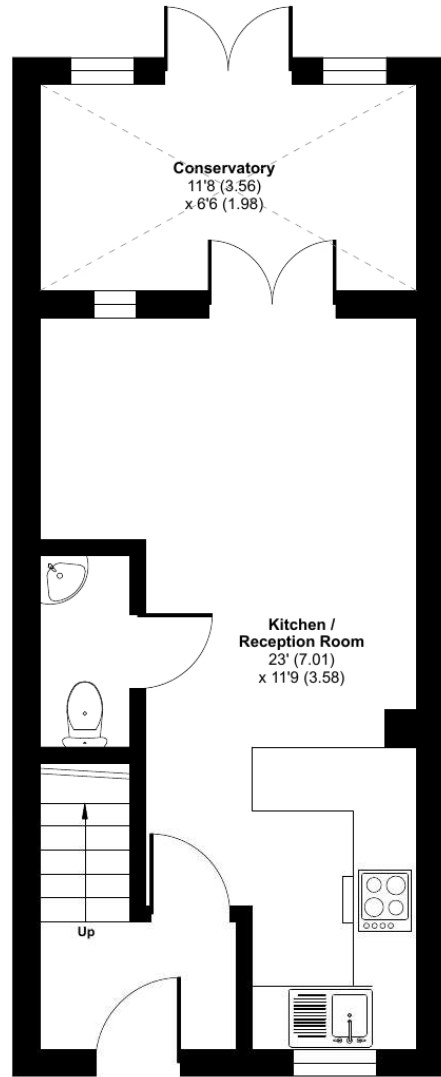
Broadband Speed: Basic (15 Mbps) Superfast (80 Mbps)

Satellite/Fibre TV Availability: BT, Sky.

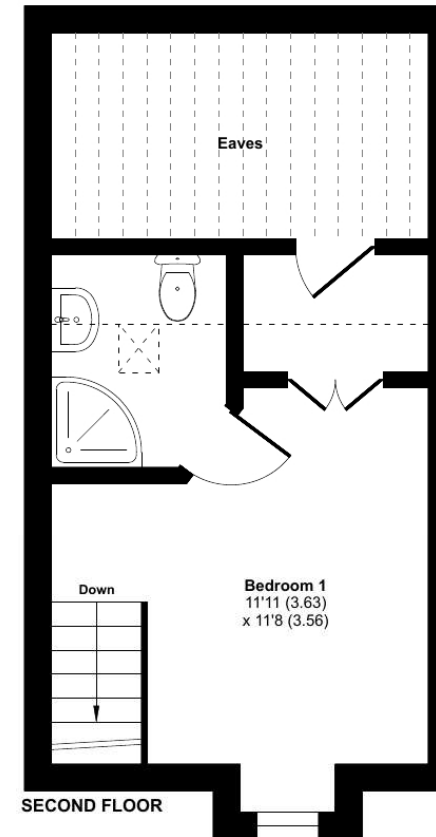
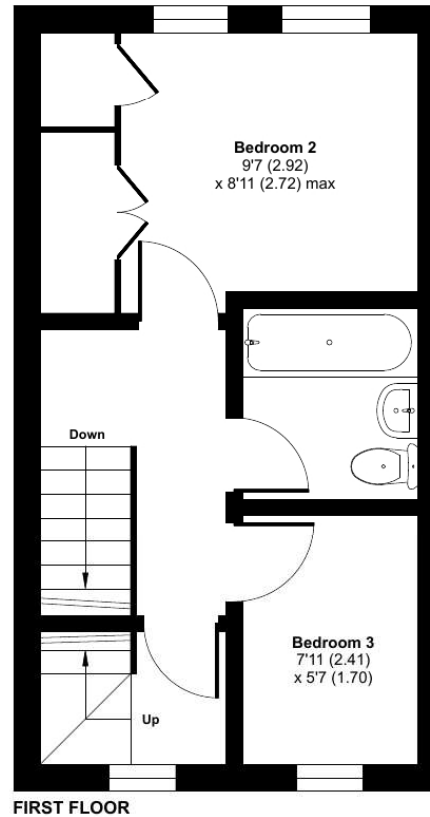
Selling Agent

Sawyers Estate Agents

901453) 751647



Denotes restricted
head height



Little Mill Court, Stroud, GL5

Approximate Area = 799 sq ft / 74.2 sq m
Limited Use Area(s) = 109 sq ft / 10.1 sq m
Total = 908 sq ft / 84.3 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C	76	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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