



**SawyerS**  
Sales & Lettings

70 Freame Close, Chalford, Stroud,  
Gloucestershire, GL6 8HG  
Price £260,000 OIEO



# 70 Freame Close, Chalford, Stroud, Gloucestershire, GL6 8HG

A well presented, light and airy `Cottage style` three bedroom terraced home located within a popular cul-de-sac. Benefits include double glazing & gas central heating. Stylish kitchen and modern bathroom. Outside you will find the enclosed rear garden, carport and parking. No Chain.

A well presented, light and airy three bedroom terraced home located within the popular Freame Close cul-de-sac, just off the The Old Common Village Green in Chalford. The property offers a number of features including exposed stonework and exposed beams. Benefits include double glazing and gas central heating. The accommodation in brief consists, entrance porch, living room and stylish kitchen/dining room. Upstairs on the first floor you will find the three bedrooms and modern bathroom. Outside the property enjoys an enclosed and level, low maintenance rear garden with useful gated rear access. Off road parking and car port. No Chain. Early viewing highly recommended to avoid missing out!

**Amentities:** - Freame Close is located within the Manor Farm village located in Chalford/Bussage. This is a modern development 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

Double glazed door to front, double glazed window to front and side, meter boxes and glazed door to sitting room.

## Sitting Room 4.7m (15'5") x 3.92m (12'10")

Double glazed bay window to front, stairs to first floor, exposed timbers and stone work, wall light points, radiator, television point and laminated floor.

## Kitchen/Dining Room 4.69m (15'5") x 2.58m (8'6")

Double glazed door to rear, double glazed window to rear, stylish range of matching wall and base units complemented with block edged work surfaces, stainless steel single drainer sink unit with mixer tap, tiled splash backs, space for cooker with filter hood over, plumbing for washing machine, space for fridge and freezer and useful under stairs storage. Radiator.

## First Floor

### Landing

Access to loft. Storage cupboard.

### Bedroom One 3.25m (10'8") x 2.79m (9'2")

Double glazed window to rear and built in double wardrobes. Radiator.

### Bedroom Two 2.8m (9'2") x 2.76m (9'1")

Double glazed window to front. Radiator.

### Bedroom Three 1.93m (6'4") x 1.89m (6'2")

Double glazed window to front, over stairs storage and radiator.

## Outside

### Front

Path to front door and lawn.

### Rear

Enclosed low maintenance garden, being laid to patio with useful rear access leading to the off road parking and car port.

## Material Information

Title Number: GR94204

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: B

Annual price £1,758 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, O2 (Average)

Broadband Speed: Basic (4 Mbps) Superfast (80 Mbps)

Satellite/Fibre TV Availability: BT, Sky.

## Selling Agent

Sawyers Estate Agents

17 George Street

Stroud

Gloucestershire

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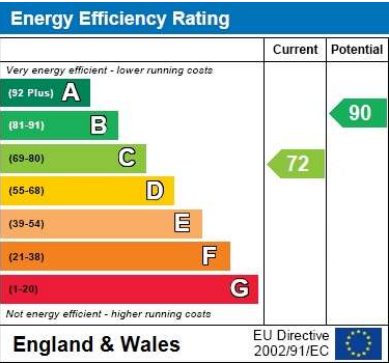
## Local Authority

Stroud District Council - Band B

## Directions

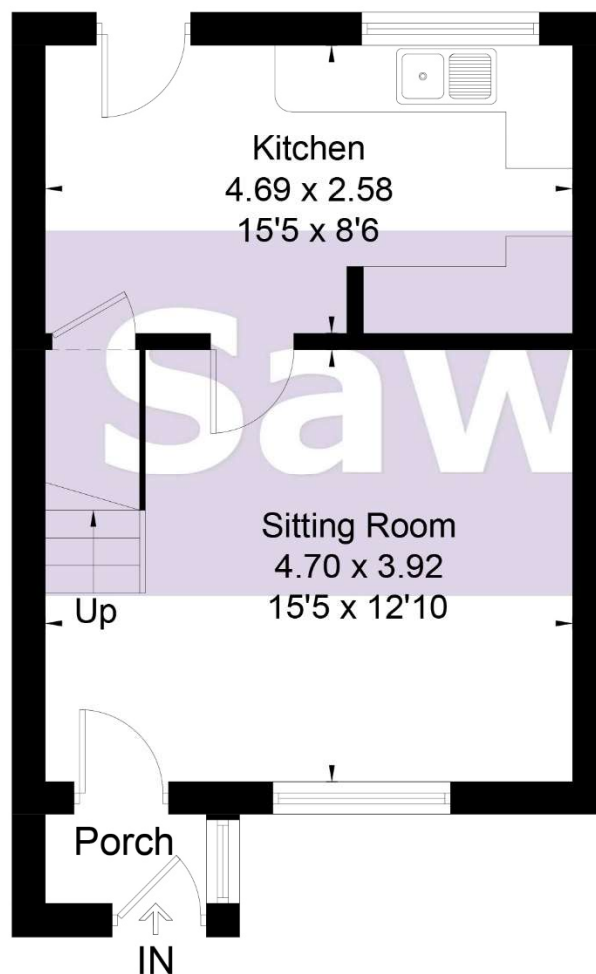
For SAT NAV use: GL6 8HG

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, where the property will be located on your right hand side, clearly identified by our `For Sale` board.

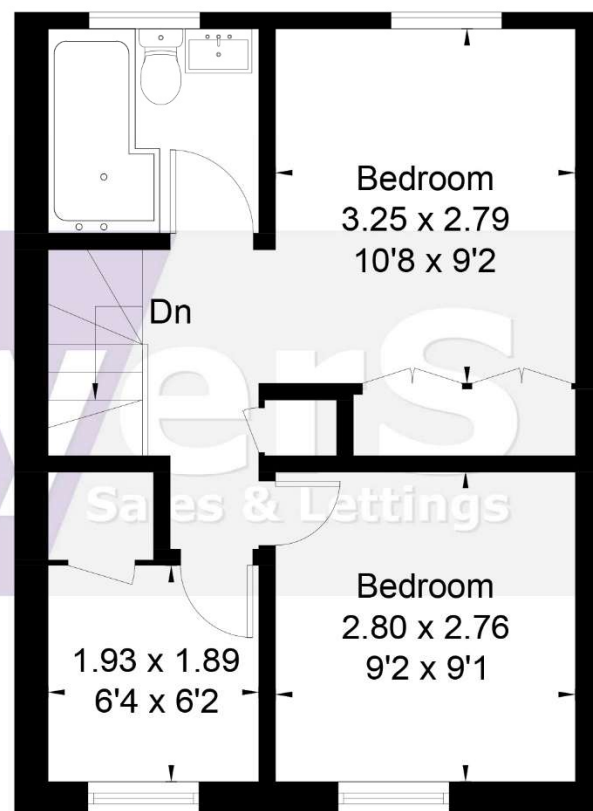




[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82548

**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.



