



**Sawyer's**  
Sales & Lettings

**6 Summer Close, Stroud,  
Gloucestershire, GL5 1PF  
Price £345,000**

## 6 Summer Close, Stroud, Gloucestershire, GL5 1PF

**Well-presented semi-detached home in an elevated no-through road with far-reaching valley views. Offers bright, versatile living space, modern kitchen, two separate receptions, three bedrooms, and generous terraced garden. Includes a detached garage and scope to personalise. No Chain.**

This neatly presented and well maintained semi-detached home offers an excellent opportunity for buyers seeking a comfortable property in an elevated position, with scope to personalise and enjoy far reaching valley views. Situated at the end of a no through road, the home provides both privacy and a peaceful residential setting.

### *Accommodation*

Arranged over two bright and well proportioned floors, the interior offers a welcoming and versatile living space. The ground floor is accessed via a composite double glazed front door leading into an entrance hall, with a useful inner hall currently utilised as storage and utility space.

The sitting room enjoys a pleasant outlook over the front garden and surrounding valley, complemented by coving and a decorative fire surround. Bi fold doors provide a seamless transition into a separate dining room, ideal for both everyday living and entertaining. The modern kitchen is fitted with a range of units, offering space for appliances, a built-in fridge/freezer, and a double-glazed composite door providing access to the outside.

Upstairs, the landing leads to three generously sized bedrooms, with bedrooms one and two benefitting from built in wardrobes. A well-appointed shower room with W/C is accompanied by a separate additional W/C, enhancing practicality for family living.

### *Design and Features*

The property is well maintained throughout, featuring tasteful décor alongside modern conveniences such as double glazing, gas central heating, and reliable internet connectivity. The home is ready for immediate occupation while still offering potential for cosmetic enhancement to suit individual preferences.

### *Gardens and Grounds*

To the front, the property is approached via a gated entrance leading to a neatly maintained lawn bordered by well stocked flower beds, with an outside light and side access to the rear. The generous rear garden is arranged over two terraces, creating distinct spaces for relaxation and recreation. The lower level provides an ideal seating area, while the upper section is mainly laid to lawn. Additional features include a timber garden shed and greenhouse. A useful covered side area offers further storage options

### *Parking and Garage*

A detached garage, equipped with power, lighting, and an electric operated door, provides secure parking or workshop space.

### *Location and Lifestyle*

Positioned in an elevated setting along a quiet no through road, the property enjoys attractive views across the surrounding valley while remaining conveniently located. Nearby Stroud offers a vibrant mix of independent shops, cafés, restaurants, and a popular weekly farmers` market. The area is well regarded for its selection of schools and strong community atmosphere.

Excellent transport links include access to the M5 motorway, connecting to Gloucester, Cheltenham, and Bristol, while nearby railway stations provide direct services to London Paddington, making the location ideal for commuters.

### *Anti-Money Laundering (AML)*

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

### *Material Information*

Title Number: GR319603  
Tenure: Freehold  
Conservation Area: No  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: B  
Electricity Supply: Mains  
Gas Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Flood Risk: Very Low  
Mobile coverage: EE, Vodafone, Three, O2 (Average)  
Broadband Speed: Basic (5 Mbps) Superfast (80 Mbps) Ultrafast (2000 Mbps)

(This information is subject to change and should be checked by your legal advisor)

### *Selling Agent*

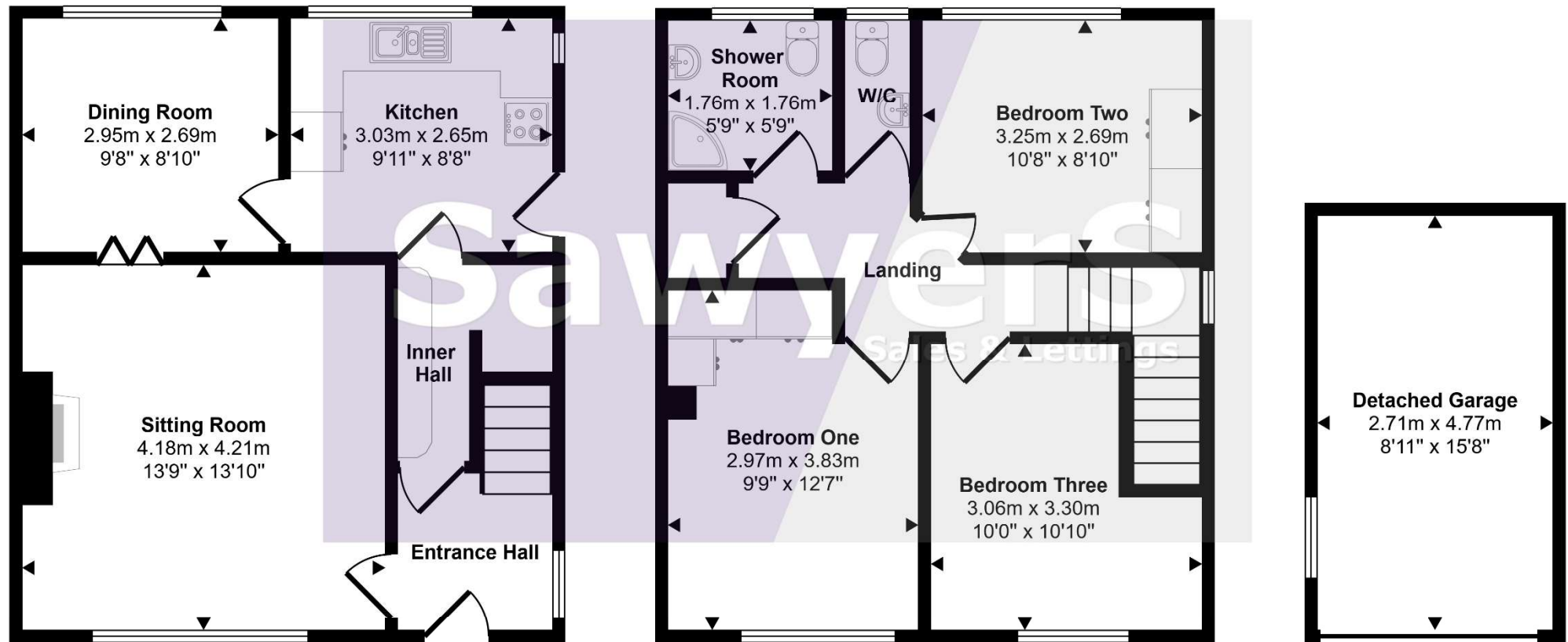
Sawyers Estate Agents  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP  
01453 751647  
info@sawyersestateagents.co.uk

### *Directions*

For SAT NAV use: GL5 1PF

**EPC:** Pending

Approx Gross Internal Area  
99 sq m / 1064 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft

First Floor  
Approx 43 sq m / 462 sq ft

Garage  
Approx 13 sq m / 139 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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.

