Image is of the front of the building, the flat is located at the rear.

54 Nouncells Cross, Bisley Old Road,
Stroud, Gloucestershire, GL5 1PU
Price £89,950

54 Nouncells Cross, Bisley Old Road, Stroud, Gloucestershire, GL5 1PU

Ground floor apartment with northerly outlook over a communal green. Offers spacious living room, practical kitchen, double bedroom and bathroom. Double glazing, gas heating and broadband. Some refurbishing and updating needed. Communal parking and private storage. No Chain.

Sawyers Estate Agents present to the market this well located, ground floor apartment, offering a generous living environment. Enjoying a northerly facing aspect, the property overlooks a communal green space with glimpses of the surrounding valley. The apartment provides a stylish and comfortable home ideal for modern living. Although the property requires a degree of refurbishment it offers scope for cosmetic updates, allowing new owners to tailor the space to their personal style.

Accommodation

The apartment comprises a welcoming entrance hall leading to a generous sitting room. The kitchen is practical and functional, double bedroom and bathroom.

Design and Features

The property benefits from double glazing, gas central heating and broadband, ensuring comfort and connectivity for contemporary living. The property is offered with no onward chain, allowing for a smooth and straightforward purchase. Ideal first time buy or investment.

Outside and Grounds

Useful outdoor storage, communal green areas and communal parking (On a first come first serve basis).

Location and Lifestyle

Nouncells Cross is in an elevated position to the north side of Stroud and only circa a quarter of a mile from the town centre. Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. This home enjoys easy access to local amenities, pubs, community spaces, and the beautiful Cotswold countryside. Excellent transport links include a nearby mainline station with a 90-minute direct service to London and proximity to the M5 motorway.

Stroud is one of Gloucestershire`s most sought-after market towns, set amidst the scenic Cotswold countryside and the convergence of the Five Valleys. Residents benefit from a mix of historic charm and contemporary amenities, including a bustling street market, shops, pubs, restaurants, and bistros. First-class schools cater to all age groups, while excellent local bus services and proximity to the M5 motorway provide convenient access to Gloucester, Cheltenham, and Bristol.

Education and Connectivity

The area generally is well served by well rated schools for all age groups and benefits from a reliable local bus network. The nearby M5 motorway provides easy access to major cities, while Stroud`s mainline railway station offers a direct, high-speed service to London in approximately 90 minutes.

Material Information

Title Number: GR301725
Tenure: Leasehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: A
Annual price £1,553.13 (2025/26)
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 (8 Mbps) Superfast (80 Mbps)

Remaining Lease length: 91 years remaining (2026)
Ground Rent: £10 per year
Maintenance Charge: £ To be confirmed
Freeholder: Stroud District Council
Management Company: Stroud District Council

(These figures may be 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
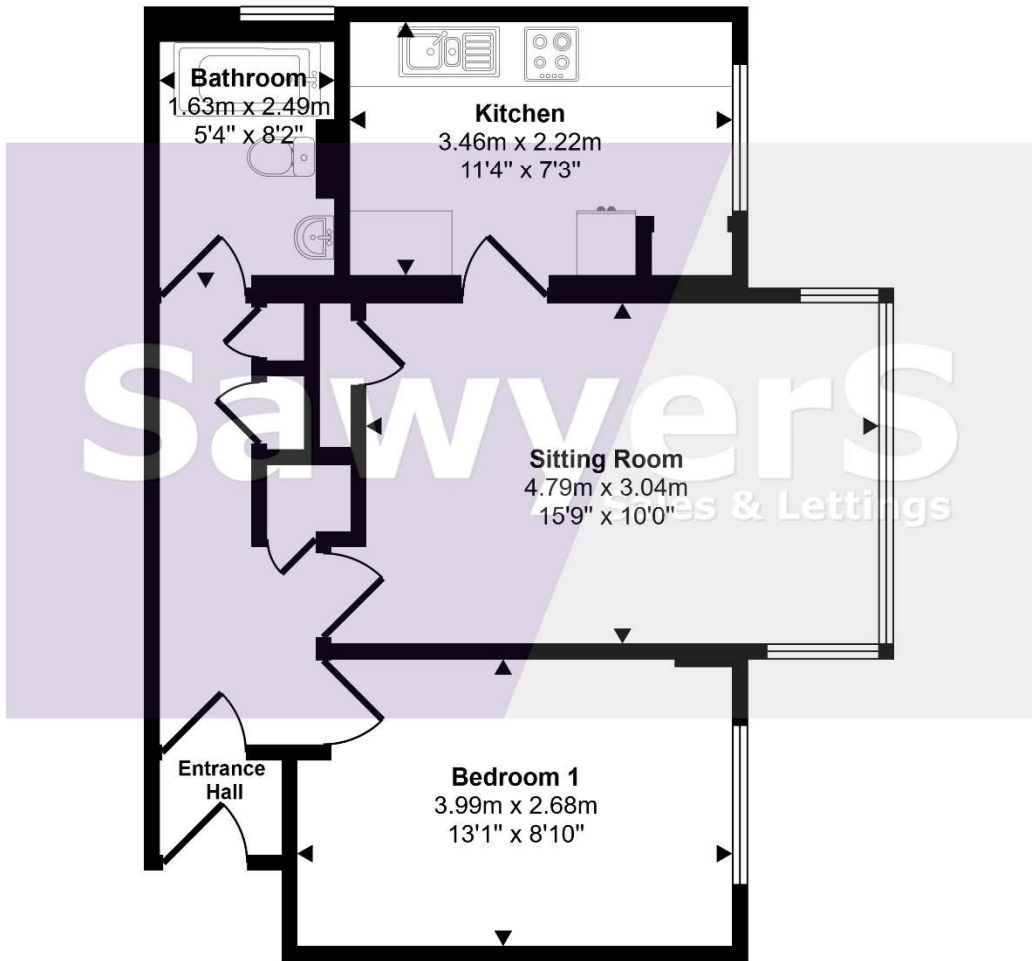info@sawyersestateagents.co.uk

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.
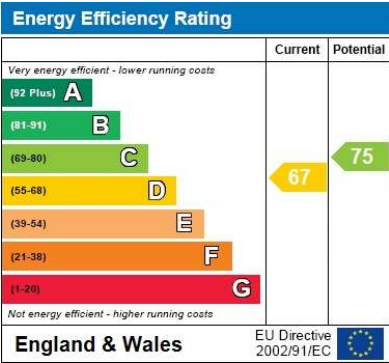
Directions

For SAT NAV use post code: GL5 1PU

Take the A419 London Road out of Stroud and turn left at the mini roundabout up Cornhill, over the next roundabout into Parliament Street and continue up the hill, to join Bisley Old Road and as you continue on up you will see the flats ahead of you. (Rear second block in). We recommend turning left into Summer Street, and parking here. The building will be on your right hand side.

Approx Gross Internal Area
48 sq m / 517 sq ft

Bathroom
1.63m x 2.49m
5'4" x 8'2"

Kitchen
3.46m x 2.22m
11'4" x 7'3"

Sitting Room
4.79m x 3.04m
15'9" x 10'0"

Entrance Hall

Bedroom 1
3.99m x 2.68m
13'1" x 8'10"

Floorplan

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.