



SawyerS
Sales & Lettings

**37 Dudbridge Meadow, Dudbridge, Stroud,
Gloucestershire, GL5 3NH
Price £160,000**

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Light and airy two bedroom top floor apartment in a peaceful tucked away setting overlooking a stream and mature trees. Benefiting from a modern kitchen and bathroom, allocated parking, communal gardens and no onward chain. Ideal first home, investment.

Sawyers Estate Agents are delighted to present this light and airy top floor apartment, tucked away in a peaceful position overlooking a tranquil stream and mature trees to the rear. Offering well presented accommodation throughout, this charming two bedroom home enjoys a pleasant outlook, modern interiors and the added benefit of no onward chain, making it an ideal first time purchase, investment or downsize. Access to the apartment is via a communal entrance with a secure entry system and stairs to the upper floor.

Accommodation

The apartment comprises a welcoming entrance hall with laminate flooring, a secure entry phone system and access to a useful loft space for additional storage. The bright sitting room features coving, a contemporary electric feature fireplace with surround, laminate flooring, TV and internet points, and opens seamlessly into the modern kitchen, creating a sociable living space.

The kitchen is fitted with a range of white gloss wall and base units, providing space for an electric cooker, fridge/freezer and tumble dryer, together with plumbing for a washing machine.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built in storage/airing cupboard. Completing the accommodation is a modern white bathroom suite with a shower over the bath.

Design and Features

The property benefits from double glazing, electric heating and broadband, ensuring comfort and connectivity for modern living. The communal entrance is fitted with a secure entry system, while the apartment also offers loft storage, making practical use of the available space. The property is offered to the market with no onward chain, allowing for a smooth and straightforward purchase.

Parking

The apartment benefits from an allocated parking space together with additional visitor parking, providing convenient off-road parking for both residents and guests.

Outside

Residents enjoy well maintained communal gardens and green spaces, together with a communal drying area. The attractive setting, overlooking a peaceful stream and mature trees to the rear, provides a pleasant backdrop and a sense of tranquillity.

Location and Lifestyle

Dudbridge Meadow lies just over a mile from the centre of Stroud, offering easy access to all local amenities, while also being only a short walk from Selsley Common and its beautiful open landscapes. 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 is well served by top 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.

Selling Agent

Sawyers Estate Agents
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Directions

For SAT NAV use GL5 3NH

Material Information

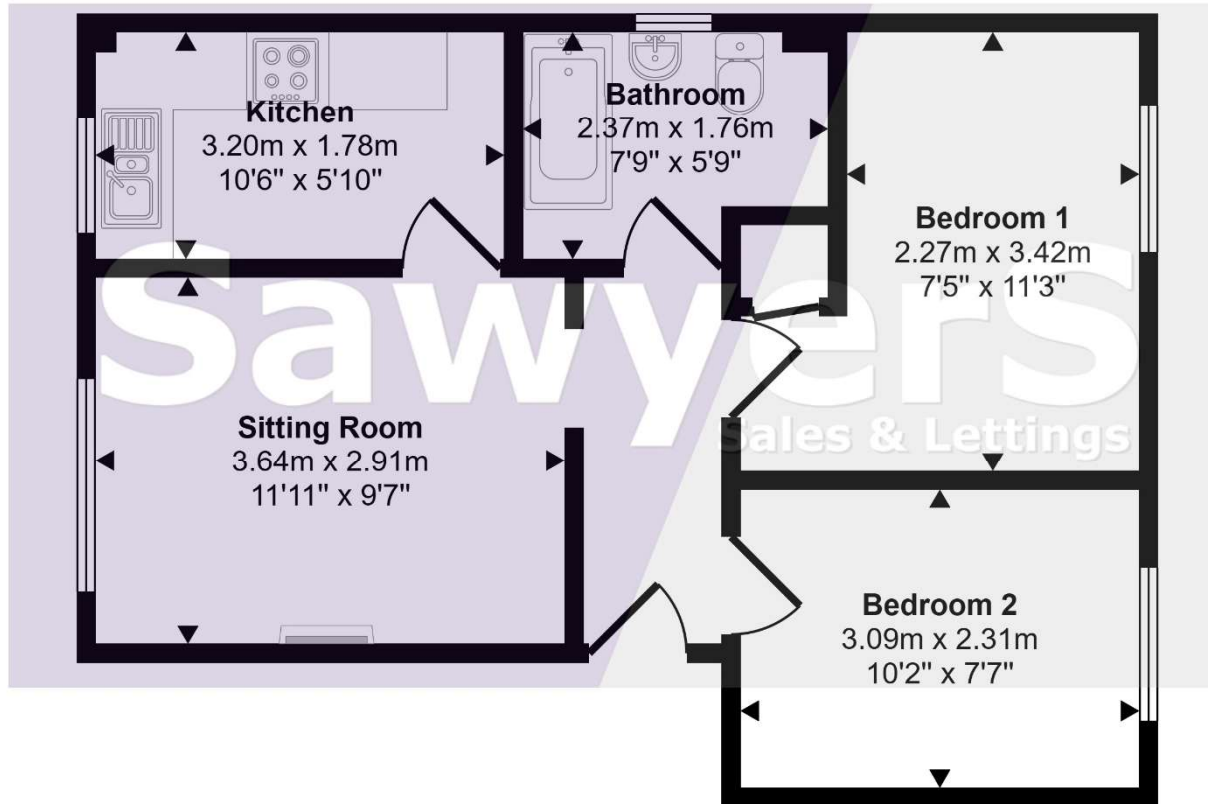
Tenure: Leasehold
Lease Length: 125 years from 1990. Years remaining: 88 (2026)
Service Charge: £80 per month, paid quarterly
Ground Rent: £100 per annum
Management Company: Cambray Property Management, Cheltenham.
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: A
Electricity Supply: Mains
Gas Supply: None
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (13 Mbps) Superfast (80 Mbps)

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

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.

Approx Gross Internal Area
42 sq m / 457 sq ft



Floorplan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

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