

Marling Crescent, Stroud, Gloucestershire GL5 4LB



Sought after location • Flexible living accommodation • Plenty of parking • Garden • Walking distance to amenities • Close to schools • EPC C

Marling Crescent,

Stroud, Gloucestershire GL5 4LB

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Presenting this semi-detached 3-bedroom house in the heart of a charming town. This property boasts a comfortable and peaceful atmosphere, creating a homely and cosy living space. The convenient location offers easy access to local amenities and transport links. It is within a 5-minute walk from Stroud's three main secondary schools.

Featuring a well-maintained garden and a private patio area facing a green space, it is perfect for relaxing or entertaining guests. The property also benefits from off-street parking for multiple cars, ensuring convenience for residents.

The house's interior is well-appointed, with spacious rooms and plenty of natural light. The layout is practical and functional, providing a comfortable living environment for families and professionals.

Due to a recent addition on the ground floor containing a room that can be used as a bedroom, fully appointed kitchen, bathroom, and separate entranceway, there is the potential for an older child or relative to live independently.

Don't miss out on the opportunity to make this property your new home. Contact us today to arrange a viewing and experience the charm and convenience of this lovely home.

Amenities

The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as

Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.

Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From the agents office proceed out of town on the Stratford Road and follow to the mini island where Tesco Express will be on your right. Take the first exit onto Paganhill Lane and then take the first turning on the right into Mill Farm Drive then turn left onto Marling Crescent where the property can be found a short distance along on the left hand side.

What 3 Words: ///symphony.quick.magazines

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: C

Our reference

NAI/SM/RN/19022025

We'd love to hear from you

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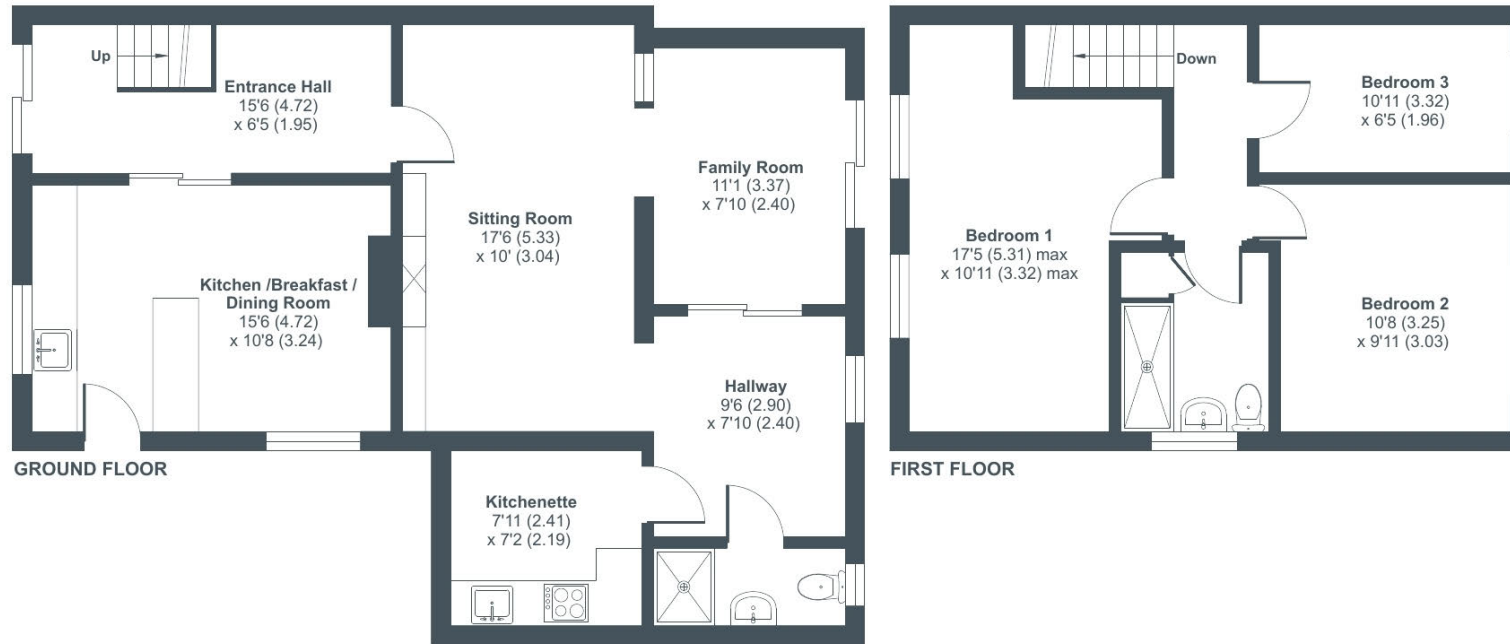




Marling Crescent, Stroud, GL5

Approximate Area = 1202 sq ft / 111.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/hecom 2025. Produced for Perry Bishop. REF: 1244007



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

