

Graces Field, Stroud, Gloucestershire, GL5 4EN



Sought after location • Walking distance to amenities • Well presented • Parking • Enclosed garden • Close to schools • Solar panel • EPC C

Graces Field,

Stroud, Gloucestershire, GL5 4EN

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Stunning three bedroom semi-detached house located in the heart of a picturesque town. This modern property boasts a bright and airy interior, providing a comfortable and homely atmosphere. The house is well-maintained and offers convenient living with easy access to local amenities and transport links.

Key features of this property include a solar panel, a private garden perfect for outdoor relaxation, a charming patio area for al fresco dining, and off-street parking for added convenience.

Situated in a sought-after location, this property is ideal for families or professionals looking for a contemporary yet cosy home. Don't miss this opportunity to make this property your own and enjoy the lifestyle it has to offer. Contact us today to arrange a viewing.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Nailsworth head onto the A46 Bath road following the signs for Stroud. After 4 miles and reaching the roundabout head straight across following the A46 onto Merrywalks. Take the first exit from the roundabout into Beeches Green and take the first exit from the next roundabout into Stratford road. Go straight over the next four roundabouts and take the next turning on the right into Graces Field.

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: C

Our reference

STRVAL/SM/RN/10062024

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

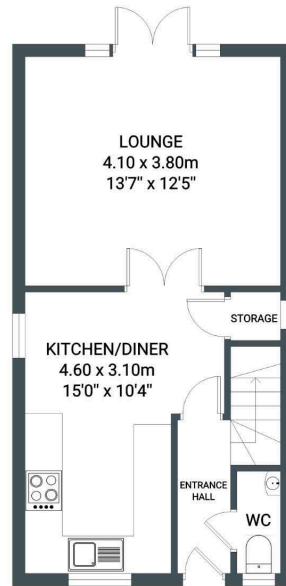
E: stroudvalleys@perrybishop.co.uk



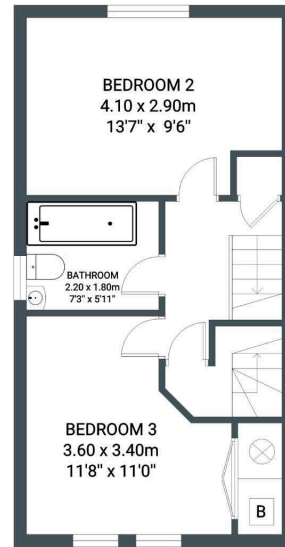




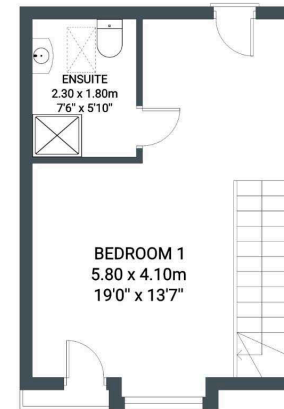
TOTAL APPROX FLOOR AREA 1009 SQ.FT. (93.7 SQ.M.)



GROUND FLOOR
APPROX FLOOR
AREA 372 SQ.FT. (34.6 SQ.M.)



FIRST FLOOR
APPROX FLOOR
AREA 372 SQ.FT. (34.6 SQ.M.)



SECOND FLOOR
APPROX FLOOR
AREA 264 SQ.FT. (24.6 SQ.M.)

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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.