

## 17 Crescent Close



Sought after location • Beautifully presented • Flexible living accommodation • Parking • Close to amenities • Walking distance to schools • Far reaching views • Annex • EPC E

# 17 Crescent Close

## Key Features



4  
Bedrooms



3  
Bathrooms



1  
Reception

## About the property

Welcome to this charming and modern semi-detached house located in the heart of Town. Boasting 3 bedrooms, this property is perfect for families or professionals seeking a comfortable and peaceful living environment. The house is well-maintained and exudes a sophisticated and stylish appeal throughout.

Upon entering, you will be greeted by a bright and spacious interior, creating a homely atmosphere. The property features a lovely garden and patio area, ideal for relaxing or entertaining guests. Additionally, there is off-street parking available for your convenience.

Conveniently located close to amenities, schools, and transport links, this property offers both accessibility and tranquillity. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the beauty of this wonderful property.

Please note: the vendor is still awaiting building reg sign-off.

## 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.

## Amenities

Stonehouse offers a comprehensive selection for all your everyday shopping needs, with a supermarket as well as an independent butcher and a green grocer, plus a florist, pharmacy, clothes shops and newspaper and convenience store.

Stonehouse also offers a large recreation ground plus good primary and secondary schools and a private school. There are also further secondary schools including girls' and boys' grammar schools and a 6th Form College in the nearby town of Stroud.

The location of Stonehouse makes for easy commuting, with a train station located centrally travelling directly to Gloucester, Swindon and London Paddington. By road, the M5 is just five minutes away accessing Bristol, Cheltenham and further afield.

## Directions

From the Stonehouse bypass (A419) take the first exit left at the roundabout and continue on the A419 heading towards to M5. Continue past Wycliffe school on the right hand side and take the left turn onto Downton Rd then right onto Haven Avenue, follow the road down and turn right at the end onto Crescent Close where the property can be found a sort distance along on the left hand side.

## Services & Tenure

The tenure is freehold,

All mains services are understood to be connected.

## Local Authority

Stroud District Council

Council Tax Band C

## Our reference

NAI/SM/CDH/16052025

## 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](mailto:stroudvalleys@perrybishop.co.uk)







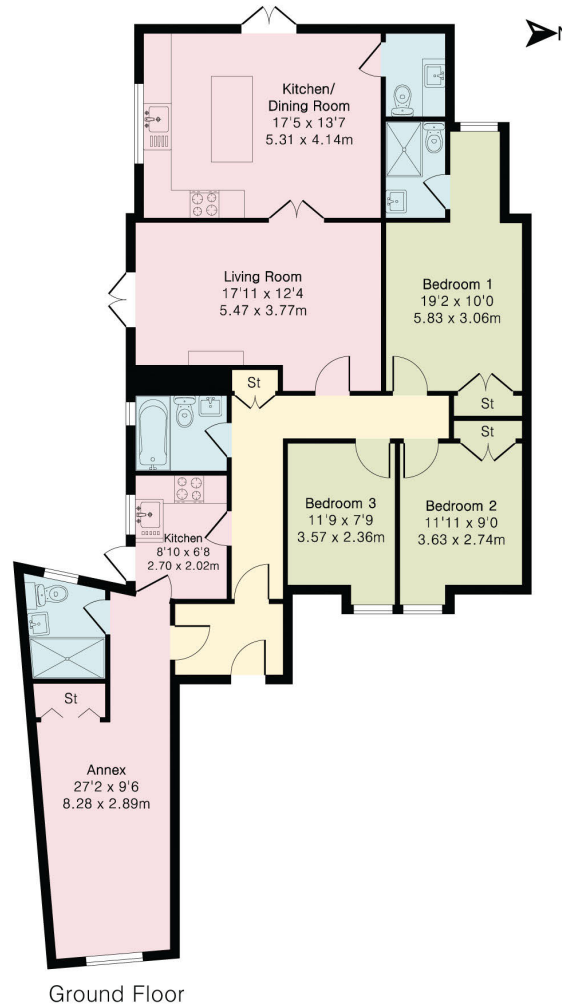








Approximate Gross Internal Area 1323 sq ft - 123 sq m



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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.

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