

The Boulevard, Walkley Hill, Rodborough, Stroud, GL5 3TY



Sought after location • Plenty of Character • Beautifully presented • Walking distance to amenities • Views • Private garden area • Grade II Listed • EPC N/A

The Boulevard,

Walkley Hill, Rodborough, Stroud, GL5 3TY

Key Features



2
Bedrooms



1
Bathroom



3
Receptions

About the property

This charming period semi-detached Grade II Listed cottage in the heart of the town offers a cosy and inviting atmosphere.

With two bedrooms, this well-maintained property boasts scenic views and a peaceful environment. The house features a lovely private garden and a terrace area, perfect for relaxing or entertaining guests. The interior is tastefully decorated, creating a warm and welcoming ambiance, and the property benefits from double glazing throughout. The first floor presents an ideal space for a home office or potentially, a third bedroom.

The property's convenient location provides easy access to local amenities, schools, and transport links, making it an ideal home for a small family or professionals.

Don't miss the opportunity to own this delightful property in a sought-after area. Contact us today to arrange a viewing and make this house your new home.

Amenities

Built on a hill, Rodborough is located near Rodborough Common, a public recreation area popular with walkers.

The parish has two primary schools, several public houses, a large hotel called The Bear of Rodborough Hotel and a community hall. It is home to the historic Winstones Ice Cream Factory.

It has a large and active Christian community who attend the Church of England parish church of St. Mary Magdalene or Rodborough Tabernacle United Reformed Church, and its various clubs and societies include a football club, a Scout group and a mother and toddler network.

Directions

From the office proceed out of town on the London road passing Waitrose on your right to the island turning right taking the second exit onto Dr Newton's Way to the bottom to the island and take first exit onto Bath Road. Follow the Bath road a short distance and you will see Rodborough Hill on your left hand side. Turn up the hill and continue until you reach The Prince Albert Inn pub on your right hand side. Turn right onto Walkley Hill, the property will shortly be on your right side denoted by our board.

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: D

Our reference

STRVAL/SM/RN/21032024

We'd love to hear from you

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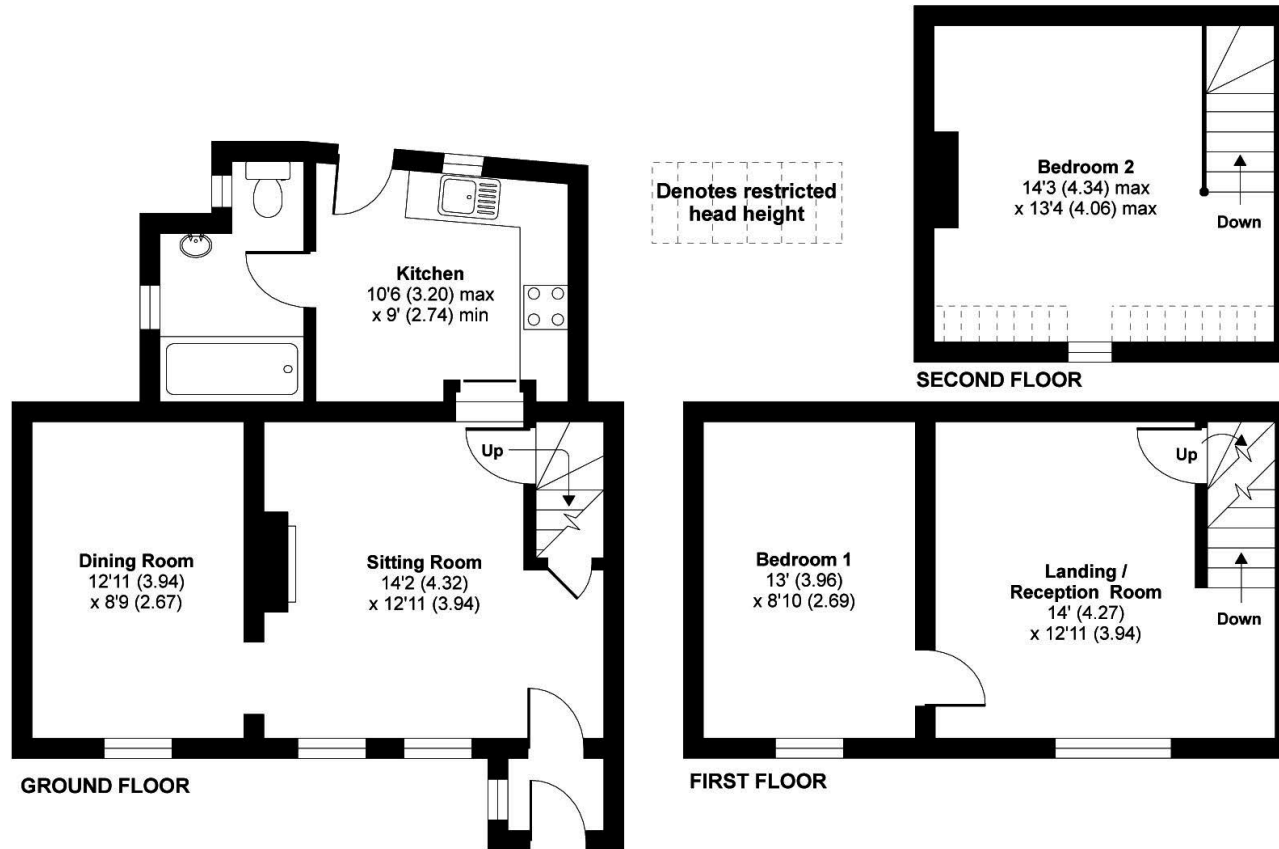






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APPROX. GROSS INTERNAL FLOOR AREA 980 SQ FT 91SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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