HUNTERS®

HERE TO GET *you* THERE

Lower Leazes

Stroud, GL5 1JY

Asking Price £280,000

4 1 1 D

Council Tax: A

Lavender Cottage Lower Leazes

Stroud, GL5 1JY

Asking Price £280,000

Agents Note
The property was once arranged at 3 flats, therefore each floor has plumbing for a potential bathroom/shower room.

Amenities
Lower Leazes is convenient for town, there is therefore easy access to the comprehensive shopping and leisure facilities in Stroud as well the mainline rail link to London Paddington. Selsley Common & Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. There are local schools such are Uplands Community Primary and The Rosary Catholic Primary School, also, Gastrells Primary School and Rodborough Community Primary School, Marling Grammar School and Stroud High School for girls.

Directions
From Stroud, proceed up Parliament Street, past the police station. Turn left into Upper Leazes where after a short way you will see on your left a foot path with the sign Lower Leazes on it. The house is just along on your right, sideways to the path. For parking on your visit, you would be better off parking on Parliament Street just after St Albans Church and before The Cotswold Playhouse and walking down via The Knoll.

Hallway
Staircase to the first floor, doors too…

Kitchen Breakfast Room
A range of cream wall and base units with square edge worktops. Double glazed window to the front, Vailiant gas fired boiler, plumbing and space for a washing machine, space for fridge freezer and gas cooker. Stainless steel sink.

Sitting Room
Double glazed window to the front, double glazed French doors to the rear courtyard, radiator.

Bathroom
Comprising a bath, pedestal basin, WC, frosted double glazed window, extractor, radiator.

Landing
Single glazed window, radiator. doors to bedrooms and door with staircase to the top floor.

Bedroom
Double glazed window to the front with views across the valley, radiator, painted wooden floorboards, single glazed window to the rear, built-in wardrobe.

Bedroom
Painted wooden floorboards, radiator, opaque single glazed window, deep open recess.

Top Landing

Bedroom
Window to the front with Valley views, two single glazed windows to the rear, doorway leading into a small lobby area with water supply.

Bedroom
Window to the front with the valley view, single glazed window to the rear, two radiators.

Outside

Tel: 01453 764912

Front Garden
Wide concrete paved area in front of the property, established shrubs and plants to include rose bushes and maple. There is a right of access for number 1 Grove cottage which is the neighbouring property.

Rear Courtyard
With flower beds, gate to the side, open fronted store area adjoining the bathroom.

Council Tax Band
Band A

Tenure
Freehold

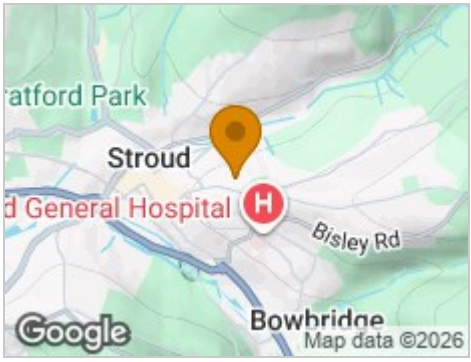
Hunters Stroud GOLD Award Winners For 3 Consecutiv
We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Social Media
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

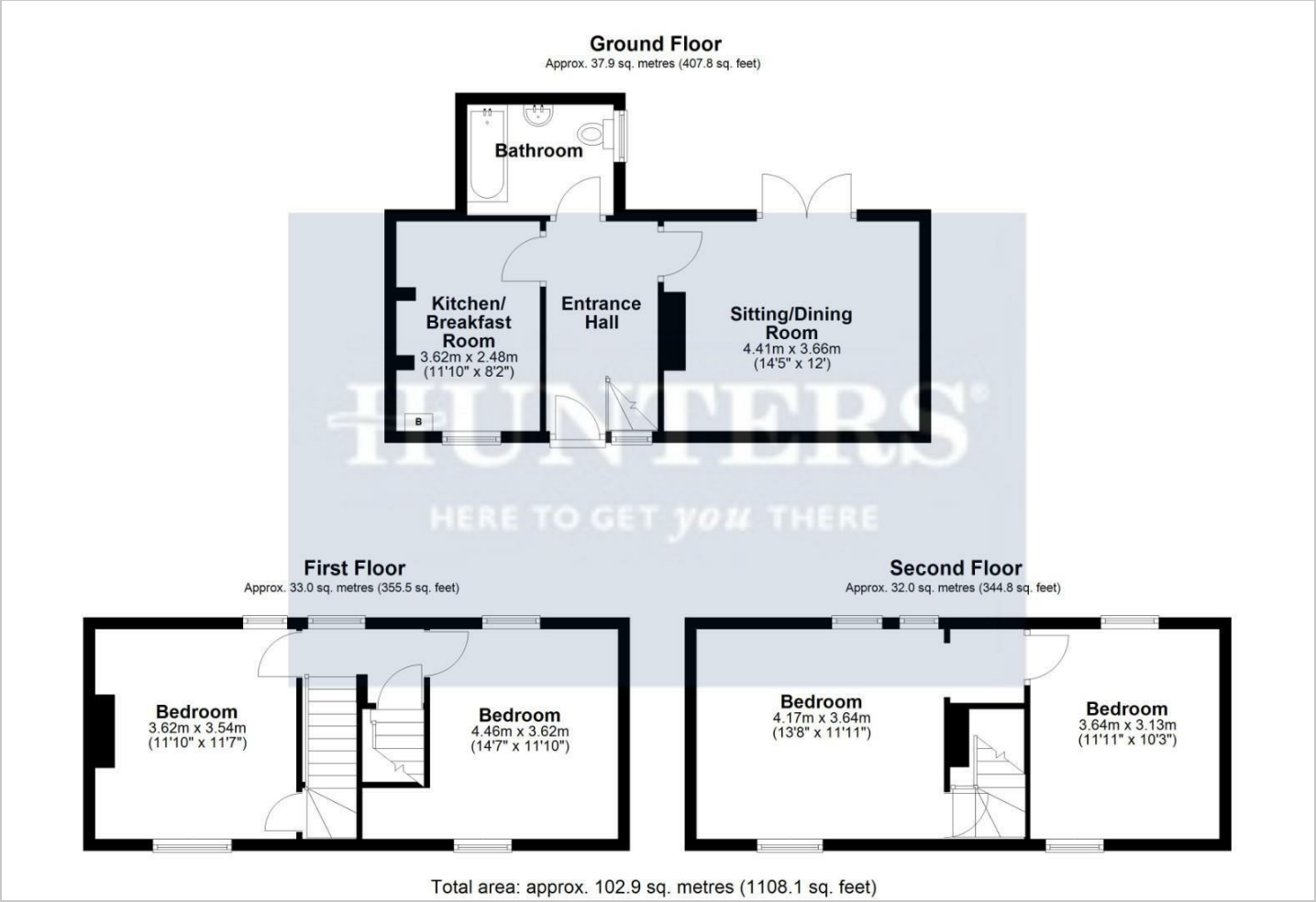
Road Map

Hybrid Map

Terrain Map



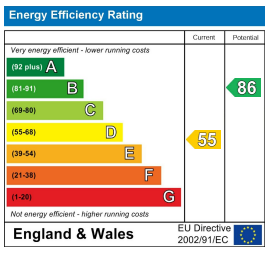
Floor Plan

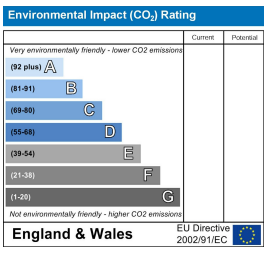


Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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