

23
EAGLE CLOSE



WHITAKER
SEAGER



23, EAGLE CLOSE, CHALFORD, GL6 8FH

A MID-TERRACE 2 BEDROOM HOME, ENJOYING
ENCLOSED GARDENS AND PARKING FOR 2
CARS.

The property

Occupying a cul-de-sac position, with ease of access to Tesco Metro, Frithwood Doctors Surgery and Bussage Primary School lies this mid-terrace modern home. From a canopied entrance, the main door opens to an inner hall with storage cupboard, this in turn opens to a living/dining room. Beyond here lies a kitchen which is fitted with range of wall and base units, a free standing double oven with gas hob and extractor hood above, the room also offers space for a washing machine, tumble drier and fridge/freezer. A door from the kitchen opens to the enclosed garden and a paved seating terrace. Stairs from the sitting room rise to the first floor. Two bedrooms are

positioned on the first floor both of which enjoy built-in wardrobes and are served by a contemporary family bathroom, with shower over the bath and vanity storage under the sink. The larger of the two rooms enjoys a pretty elevated view through the cul de sac to countryside beyond.





Guide price
£200,000

- *Canopied Entrance*
- *Inner Hall*
- *Sitting Room/Dining Room*
- *Kitchen*
- *2 Bedrooms*
- *Family Bathroom*
- *Garden*
- *Parking for 2 cars.*

WITHIN EASY REACH...

- Stroud - 5.6 miles*
- Cirencester - 10.5 miles*
- Cheltenham - 14 miles*
- Swindon - 27.2 miles*
- Bristol - 36.8 miles*

Outside

Parking for two cars is located opposite the house. An enclosed garden lies to the rear and has been landscaped across three terraces with both a patio area and raised decked seating terrace providing opportunity for outside dining.

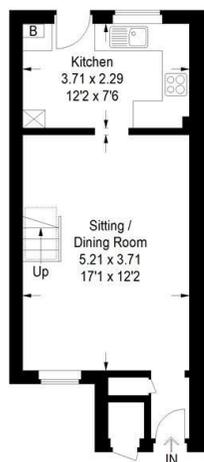
Situation

Eagle Close is positioned within the popular Manor Farm village development located on the edge of Chalford and Bussage. Its proximity to amenities make this location sought after with a variety of buyers. Bussage Primary School is positioned just 0.8 miles away whilst Tesco Metro, Boots Pharmacy and Frithwood Doctors Surgery are positioned within 0.3 miles. In addition Thomas Keble Secondary school is found only 0.9 miles away. For further more comprehensive amenities Stroud is just 5.6 miles to the west and Cirencester 10.5 miles to the east. Both of which offer additional shopping opportunities, leisure facilities and schooling including Stroud High and Marling Grammar Schools. Situated at the convergence of the five valleys Stroud and its surrounding villages offer a plethora of picturesque country walks. Scenic routes radiate to the centres of Cheltenham and Gloucester whilst main line railway stations at both Stroud (5.5 miles) and Kemble (10.3 miles) provide a direct line to London Paddington.

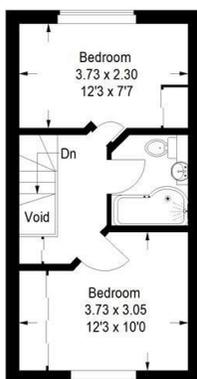


Eagle Close

Approximate Gross Internal Area
(Including External Cupboard / Excluding Void)
59.4 sq m / 639 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 695491)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 8FH

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band B and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

