

# 8 OLD STATION CLOSE CHALFORD



WHITAKER  
SEAGER



## 8 OLD STATION CLOSE, CHALFORD, STROUD, GL6 8GY

A WELL PROPORTIONED 3 BEDROOM MODERN HOME,  
OCCUPYING A CONVENIENT POSITION ON THE EDGE OF  
CHALFORD, WITH GARDEN AND PARKING.

### *The property*

Positioned on the edge of Chalford and set within easy reach of a range of amenities lies this mid terrace modern home. Constructed approximately 15 years ago, the property enjoys well proportioned accommodation that is deceptive from the front elevation. From a canopied entrance the main door opens into an inner hall where doors open to the living space, a large cloakroom and stairs rise to the first floor. The kitchen sits to the front of the property and has been fitted with a range of wall and base units, integral hob and oven, with room for a washing machine and fridge freezer. Hard wearing marble effect flooring flows through the hall, kitchen and cloakroom. The sitting room provides room for both living and dining, enjoys French doors opening to the

garden and benefits from a bespoke built in unit with both shelving and cabinets. From the first floor landing doors open to three bedrooms and a family bathroom. The main bedroom overlooks the rear garden and is served by an en-suite shower room that has been upgraded by the current owner, the rooms enjoys built in wardrobes. Bedroom two is located to the front of the house and similarly provides built in storage. The family bathroom is fitted with a modern white suite.





**Guide price**  
**£265,000**

- Entrance Hall
- Kitchen
- Sitting Room/Dining Room Opening To Garden
- Cloakroom
- Main Bedroom With En Suite Shower Room
- Further 2 Bedrooms
- Family Bathroom
- Garden
- One Allocated Parking Space

### **WITHIN EASY REACH...**

- Stroud - 4.6 miles
- Cirencester - 8.8 miles
- Cheltenham - 14.8 miles
- Gloucester - 17.5 miles
- Bristol - 35.8 miles

## *Outside*

Allocated parking for one car is positioned at the end of the terrace. An enclosed garden lies to the rear of the property, where a raised decked terrace immediately adjoins the house and provides the perfect spot for alfresco dining and plant pots. Steps down lead to a paved area bordered by a variety of shrubs. A garden shed sits in one corner. Communal areas are managed by a resident run management company. Each resident owns a share of the company

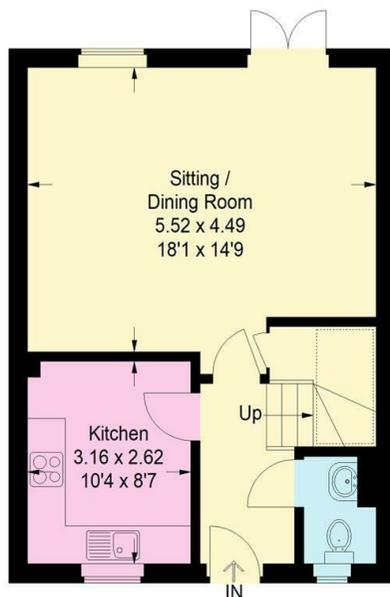
## *Situation*

Positioned between the centres of Stroud and Cirencester, Chalford is known for both its artistic community and winding lanes and quaint corners studded with Cotswold stone homes. An abundance of beautiful walks are immediately on the doorstep, including along the adjoining canal. Facilities include, three nearby churches a community run shop and Chalford Hill Primary School. Adjoining villages provide further facilities including, Thomas Keble Secondary School and Puddleducks Pre-school. Tesco Metro and Frithwood Doctors Surgery are located just 1.6 miles away. Lavender Bakehouse, a popular choice with both locals and visitors is a just a stones throw away, whilst Jolly Nice Farm Shop is positioned less than 2 miles away. Stroud and Cirencester offer more comprehensive provisions including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud and Kemble offer a direct line to London Paddington.

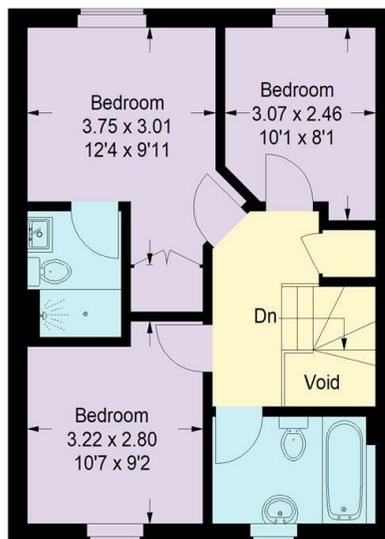


## Old Station Close

Approximate Gross Internal Area (Excluding Void)  
86.4 sq m / 930 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 © 2021 (ID 774019)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8GY

**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 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.

