

UPLANDS VILLAS SPRINGFIELD ROAD, STROUD



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UPLANDS VILLAS, SPRINGFIELD ROAD, STROUD, , GL5 1TR

AN ATTRACTIVE RED-BRICK SEMI-DETACHED HOUSE CONVENIENTLY LOCATED HALF A MILE FROM STROUD TOWN CENTRE, BOASTING PERIOD FEATURES, TERRACED GARDENS, AND OFF-ROAD PARKING.

The property

Conveniently situated on the edge of Stroud town, this attractive semi-detached red brick 'villa' boasts some lovely period style features including ceiling roses, cornicing, picture rails and fireplaces. The present owners have carried out a programme of refurbishment throughout 2022, having upgraded the bathroom and shower room, carried out roofing works and re-decorated the property. The front door leads into a quarry tiled entrance hall with stairs leading to the first floor and doors off to the sitting room, dining room and shower room. A useful storage cupboard housing the boiler is found under the stairs. The elegant sitting room boasts re-claimed wooden floorboards, an open fireplace with built in shelving to one side, period style

ceiling rose and picture rail. The separate dining room has a feature fireplace, also with re-claimed wooden floorboards and leads through to the galley style kitchen, fitted with a range of wall and base units, quarry tiled floor, Aga range, under-counter fridge and freezer and space for a washing machine. From here a door leads out onto a courtyard - a space which could offer potential to extend the kitchen, subject to planning permission. The smart downstairs shower room has been re-fitted and tiled. From the landing can be found access to the loft, and doors lead off to all bedrooms and the family bathroom. The front bedrooms enjoy a rooftop view across the valley.





Guide price
£425,000

- *Hallway*
 - *Sitting Room*
 - *Dining Room*
 - *Kitchen*
 - *Three Bedrooms*
 - *Shower and Bath Room*
 - *Terraced Gardens*
 - *Off Road Parking for Two Cars*
 - *0.5 Miles From Stroud Town Centre*
 - *Partly Re-furbished During 2022*
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WITHIN EASY REACH...

Cheltenham 13.8 miles
Gloucester 9.5 miles
Cirencester 15.1 miles
Swindon 29.7 miles
All distances approximate

Outside

At road level there is off road parking for two cars with steps leading up to the property. A paved terrace enclosed to the front with re-claimed iron railings offers a space from which to sit and enjoy the open aspect. A path leads down one side to the rear courtyard and here a further set of steps lead up to the gardens which are arranged over several terraces. A brick paved patio provides an ideal area for a BBQ/ al fresco dining and entertaining and further steps lead through a pretty archway to an area of flower/shrub beds offering seasonal colour and interest. Yet further is a lawned garden, bordered by flower beds and enclosed to the rear by pretty Cotswold stone and red brick walls.

Situation

1 Uplands Villas in the popular Uplands area of Stroud, lies half a mile from the town centre, which boasts an award-winning farmers' market, recently rejuvenated shopping centre and a plethora of arts/entertainment venues including the impressive Georgian style Subscription Rooms. Several primary schools are located locally and include Uplands Community Primary School, Stroud Valley Community Primary School and Rodborough Community Primary School. Stroud High and Marling Grammar schools are popular choices for secondary education. Stroud offers excellent communication links. Roads radiate to the larger urban centres, travel being aided by the presence of the M5 west of Stonehouse. Direct links to London (Paddington) can be found from Stroud train station. Kemble train station is 12.8 miles away.



Approximate Gross Internal Area = 87.5 sq m / 942 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID913470)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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: GL5 1TR

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 and EPC rating D

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.

