

1 DUDBRIDGE MEADOW DUDBRIDGE



WHITAKER
SEAGER



1 DUDBRIDGE MEADOW, DUDBRIDGE, STROUD, GL5 3NH

A MODERN THREE-BEDROOM SEMI-DETACHED HOME FEATURING TWO RECEPTION ROOMS, A CONSERVATORY AND A GARAGE, OFFERED FOR SALE WITH NO ONWARD CHAIN.

The property

Situated at the entrance to this small development, built by Permission Homes in the early 1990s, this three-bedroom semi-detached home is offered for sale with no onward chain.

The front door opens into an entrance porch, which leads through to the sitting room, featuring a large front-facing window that allows plenty of natural light to fill the room. The entrance porch, sitting room and dining room are all laid with attractive wood-effect luxury vinyl tile (LVT) flooring, providing a practical and contemporary finish throughout the main ground floor living areas. A door leads into the dining room, where the staircase rises to the first floor. The dining room benefits from an internal window overlooking the conservatory and a part-glazed door opening into the kitchen.

The kitchen is fitted with a range of wall and base units, incorporating a built-in double oven, gas hob with extractor hood above, and a wall-mounted gas boiler. A tiled floor runs throughout, and a door with an adjoining window provides access to the conservatory. Also featuring a tiled floor, the conservatory enjoys views over

the rear garden and has sliding patio doors leading outside.

The first-floor landing is bright and airy, thanks to a side-facing window. The principal bedroom overlooks the front of the property and benefits from built-in wardrobes with additional storage cupboards above, along with access to the loft. The second bedroom is also front-facing, while the third bedroom overlooks the rear garden and includes built-in wardrobes.

Completing the accommodation is the family bathroom, fitted with a white suite comprising a panelled bath, pedestal wash hand basin and WC.

Property Information:

The original internal doors have been replaced with beautiful oak ones.

There are covenants. Please ask the agent for more details.

Gas central heating.

Ofcom: Broadband - Ultrafast available. Mobile coverage is good, inside and out.





Guide price
£300,000

- *Three Bedrooms*
 - *Two Reception Rooms*
 - *Conservatory*
 - *Kitchen*
 - *Bathroom*
 - *Porch*
 - *Drive to Garage*
 - *Enclosed Garden*
-

WITHIN EASY REACH...

Stroud Train Station 1.6 miles

Nailsworth 3.6 miles

Cam Train Station 6.7 miles

Gloucester 13.2 miles

Tetbury 10.5 miles

Cheltenham 20.5 miles

Outside

To the front of the property, a small lawn is complemented by a pathway leading to the front entrance. To the side, a driveway provides off-road parking and leads to the garage, which features an up-and-over door, power and lighting, loft storage, and a personal door to the rear garden. The enclosed rear garden is predominantly laid to lawn and includes a patio seating area, bordered by a variety of established shrubs and a young specimen tree.

Situation

Dudbridge Meadows enjoys an excellent location, combining everyday convenience with easy access to the surrounding countryside. A range of local amenities are close by, while Junction 13 of the M5 provides excellent links to Bristol, Cheltenham and beyond. The nearby Stroudwater Canal offers attractive waterside walks and cycle routes linking the vibrant market town of Stroud with the charming town of Nailsworth, renowned for its independent shops, cafés and welcoming atmosphere, as well as Stonehouse and Gloucester. Stroud is celebrated for its award-winning community, thriving independent scene and the popular Stroud Farmers' Market, while Stroud railway station provides direct services to London Paddington. Selsley Common rises above Dudbridge, offering wonderful walks and far-reaching views, and the area is well served by a choice of highly regarded schools.



Approximate Gross Internal Area = 78.7 sq m / 847 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Total = 90.3 sq m / 972 sq ft

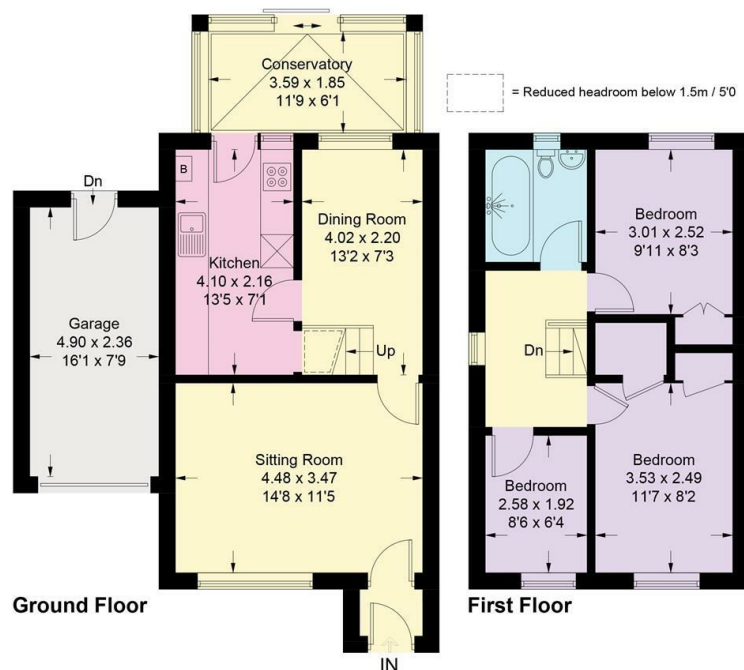


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1317565)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 3NH

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 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.

WS