

56 GANNICOX ROAD



WHITAKER  
SEAGER



# 56, GANNICOX ROAD, STROUD, GL5 4HA

A THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC SETTING, WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

## *The property*

A charming three-bedroom period semi-detached home, offered to the market for the first time since the 1960s, occupying a pleasant cul-de-sac position with attractive views and conveniently situated within easy reach of the town centre.

This characterful family home offers spacious and versatile accommodation, including a particularly impressive 25' sitting room featuring a dual aspect and large rear picture window, providing lovely views beyond.

The property is approached via a magnificent original oak front door leading into the entrance hallway, with stairs rising to the first floor and doors providing access to the downstairs cloakroom, sitting room and kitchen. The sitting room benefits from a feature fireplace and excellent natural light.

The kitchen is fitted with a range of wall and base-level units, single-drainer sink, Hotpoint double oven, electric hob and extractor hood, together with a useful dual aspect. The separate bay-fronted dining room enjoys a

pleasant rear garden aspect, while a rear lobby provides access to the garden.

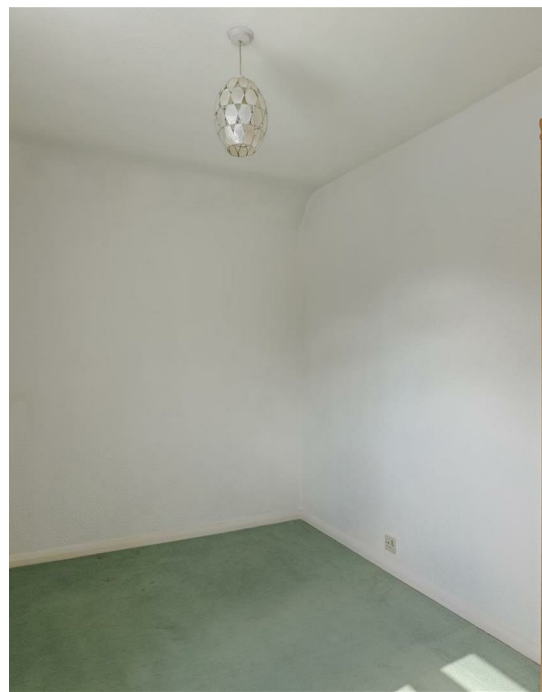
On the first floor, the landing leads to the family bathroom, which is fitted with an enclosed shower, heated towel rail, low-flush WC and vanity unit with wash hand basin.

The generously proportioned principal bedroom measures approximately 14' x 10' and benefits from both front and rear aspects. There are two further bedrooms, each enjoying either a front or rear aspect.

A seldom-available opportunity to acquire a substantial and characterful period home in a desirable location, combining generous accommodation with excellent potential for further improvement.

### Additional Information:

- Gas central heating
- Mains drainage
- Ultrafast broadband available, according to Ofcom
- Good mobile phone coverage, according to Ofcom





**Guide price**  
**£425,000**

- Entrance Hallway
- 25' Sitting Room
- Kitchen
- Dining Room
- Downstairs Cloakroom
- First Floor Landing
- 14' Generous Main Bedroom
- Two Further Bedrooms
- Garage & Covered Accessway
- Two Greenhouses and Ample Gardens

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

*Stroud - 0.5 miles*

*Gloucester - 11.6 miles*

*Nailsworth - 5.4 miles*

*Cheltenham - 13.9 miles*

*Cirencester - 13.4 miles*

## *Outside*

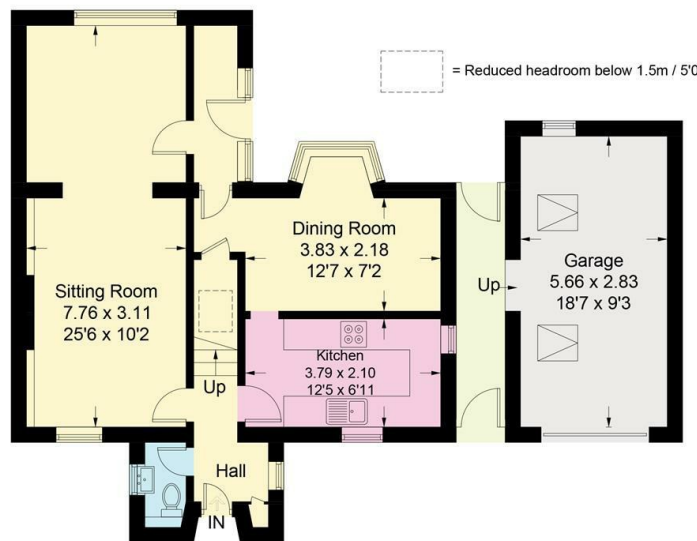
The front garden is mainly laid to gravel, with a pathway leading to the front door, as well as access to the garage and covered walkway connecting it to the house, providing convenient access through to the rear garden. At the front of the garden, a range of mature shrubs adds a splash of seasonal colour and interest. The rear garden is arranged over several terraces, with a paved patio area immediately behind the house leading onto a lawned area and a characterful, period-style screen block walling feature. A pathway continues down the garden, passing an array of established trees and shrubs before reaching two substantial greenhouses, which were previously used for cultivating orchids. Further down the garden is a large area currently covered with weed-suppressant sheeting. This space was formerly a productive vegetable plot and offers an exciting opportunity for keen gardeners to bring it back to life. At the bottom of the garden, a gate provides access to the green space beyond, further enhancing the appeal and versatility of this substantial garden.

## *Situation*

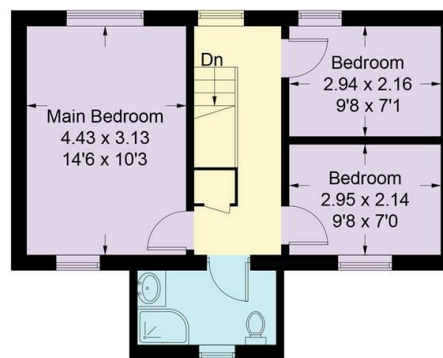
Situated in the heart of the Cotswolds, Stroud is a lively market town known for its creative community, independent shops, and scenic setting amid five beautiful valleys. The town centre is home to a variety of cafes, galleries, and the award-winning Stroud Farmers' Market, one of the best in the country. Stroud offers a great mix of leisure and lifestyle amenities. The town's cinema and popular leisure centre provide entertainment and fitness facilities for all ages, while the nearby canal paths offer picturesque walks, cycling routes, and peaceful spots to enjoy the outdoors. The Stroudwater and Thames & Severn canals are undergoing thoughtful restoration, adding to the area's character and charm. Families are well served by a range of highly regarded schools, both state and independent. Stroud station offers direct rail services to London Paddington, Gloucester, and Cheltenham, and the M5 motorway is easily accessible for travel further afield. Blending character, community and convenience, Stroud continues to attract residents looking for a welcoming and well-connected Cotswold town.



Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft  
 Garage = 16.1 sq m / 173 sq ft  
 Total = 111.5 sq m / 1200 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328776)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</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 |

78

68



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 4HA

**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.

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