

2 BIRCHES CLOSE

STROUD
GLOUCESTERSHIRE



2 Birches Close, Stroud, Gloucestershire, GL5 1TJ

A NEWLY REFURBISHED SEMI-DETACHED HOUSE IN A PROMINENT HILLSIDE LOCATION, JUST MOMENTS FROM THE CENTRE OF STROUD

Entrance Hall, open plan Kitchen/Sitting/Dining Room, Study, ground floor Shower Room, 3 Bedrooms, Bathroom, Gardens, Parking, Garage, Views

OFFERS IN EXCESS OF £350,000

DIRECTIONS

Leave Stroud centre in the direction of Slad on the B4070 and take the first left into Birches Drive passing the park on the right hand side. Continue up the hill and turn right into Springfield Road. Bear right into Birches Close and the property can be found tucked away in the far left hand corner.

OUTSIDE

Off street parking is available to the front of the house, together with access to the garage via electric powered door. Within the garage is a mezzanine storage area (accessed via a ladder) ideal for conversion into a home office (subject to the necessary consents). The tiered gardens are located to the rear of the house with a decked seating area directly off of the sitting room. The garden has been divided into areas for shrubs plus a kitchen garden with fruit trees.

DESCRIPTION

This newly refurbished semi detached house occupies a prominent hillside location just moments from the centre of Stroud. The current owners have given careful consideration to sustainability, adding an air source heat pump and solar panels.

As illustrated on the floor plan, the accommodation is positioned across two floors with the ground floor comprising: entrance hall leading to an open plan

kitchen/sitting/dining room. The sitting room benefits from large sliding doors, allowing an abundance of natural light to flow through, plus picture windows and wood burning stove. The kitchen offers a built in oven, space for a fridge/freezer, dish washer and washing machine. A guest bedroom, study and shower room are also located on this level. Two further bedrooms and a bathroom are located on the first floor. The master bedroom, with triple aspect, has built in wardrobes and a picture perfect balcony style velux window opening onto lovely views over the adjoining park and the fabulous buildings of Stroud and countryside beyond.

TENURE	Freehold
EPC	EER: Current 85 / Potential 89
SERVICES	All mains services are connected to the property, mains drainage, air source heat pump and solar panels.
VIEWING	By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

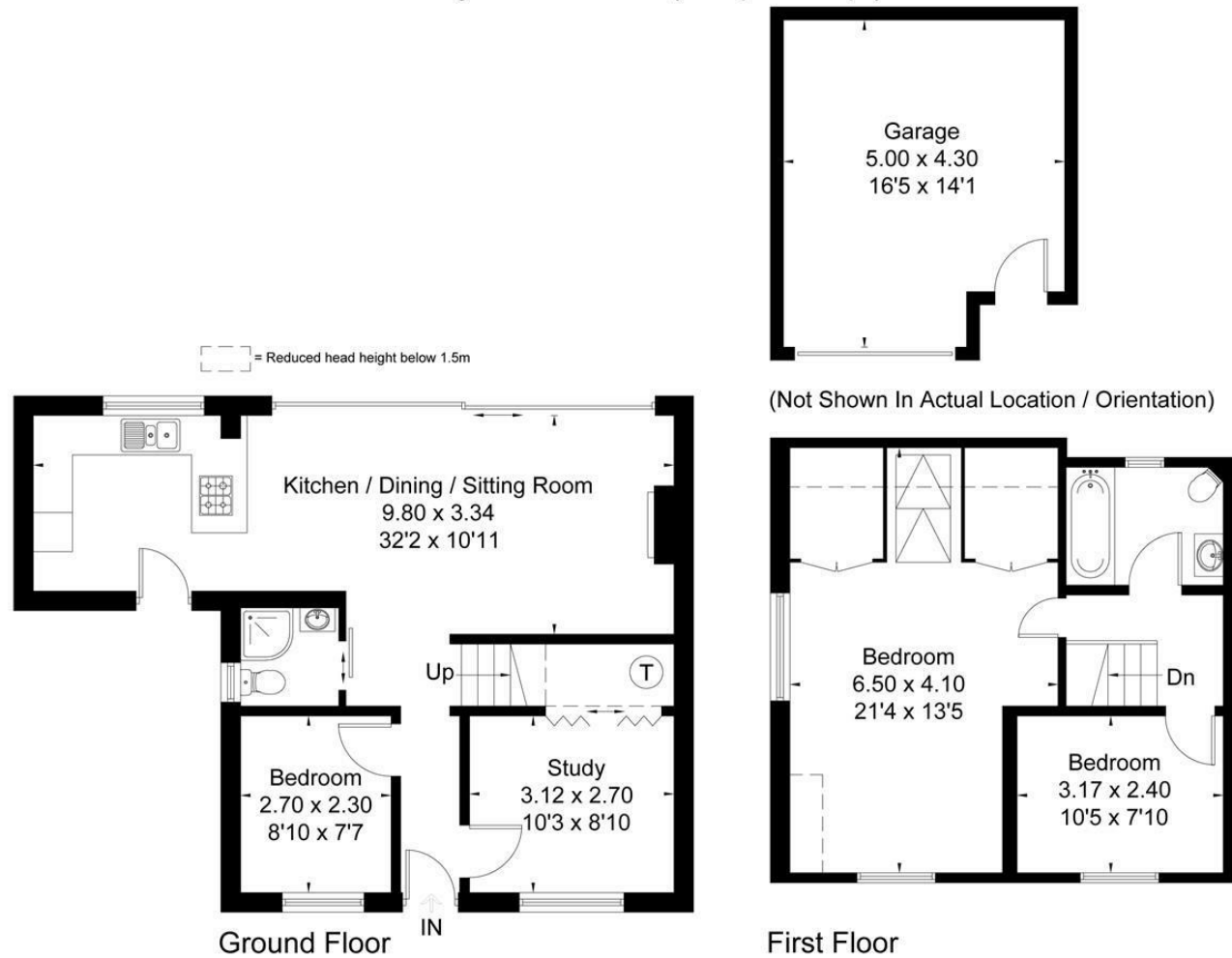
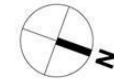
AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Approximate Area = 99.7 sq m / 1073 sq ft
 Garage = 20.2 sq m / 217 sq ft
 Total = 119.9 sq m / 1290 sq ft
 Including Limited Use Area (5.1 sq m / 55 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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