

# Uplands Road, Stroud GL5 1UH

**£410,000**

naylor powell

# Uplands Road, Stroud GL5 1UH

• Semi-detached house with accommodation split between three floors • Three double bedrooms with ample storage • A characterful cottage • Extensive views across Stroud • Enclosed rear garden with access to an orchard • On-street parking on the private road • CHAIN FREE • Freehold • Council tax band C (£2,343.08) • EPC rating D53

## £410,000


Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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### Entrance Hall
Wooden door to entrance hall, access to external storage and hallway.

### Inner Hallway
Access to living room, dining room and stairs rising to the first floor. Radiator.

### Living Room
uPVC double-glazed Bay window to front elevation. Feature fireplace. Radiator.

### Dining Room
uPVC double-glazed to rear elevation. Feature fireplace with units either side. Space under the stairs for fridge/freezer. Radiator.

### Kitchen
Metal single-glazed window to rear elevation and wooden door to garden. Range of wall and base units with appliances to include sink with mixer tap and drainer and freestanding cooker with four ring hob.

### Bedroom One
Two uPVC double-glazed window to front elevation. Two built-in wardrobes. Radiator.

### Bedroom Two
Wooden single-glazed window to rear elevation. Built-in wardrobe. Radiator.

### Bathroom
Wooden single-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

### Landing
Wooden single-glazed window to rear elevation. Access to bedroom three. Cupboard.

### Bedroom Three
uPVC double-glazed window to front elevation. Three sets of eaves storage.

### Outside
The property has an enclosed rear garden mostly laid to lawn, there is a patio area ideal for seating. The property also has a small storage shed with plumbing for the washing machine. There is parking on-street on the private road.

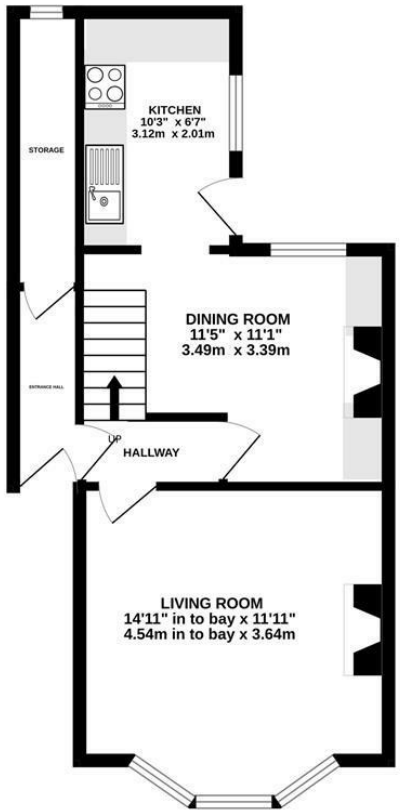
### Location
The property is located on the outskirts of Stroud town centre providing a wide range of facilities with a variety of restaurants, an award winning twice weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance. Gloucester and Cheltenham are a short drive where you will find a large range of amenities.

### Material Information
Tenure: Freehold.
Council tax band: C.
Local authority and rates: Stroud District Council - £2,343.08 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 7 Mbps (basic), 80 Mbps (superfast) and 2,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

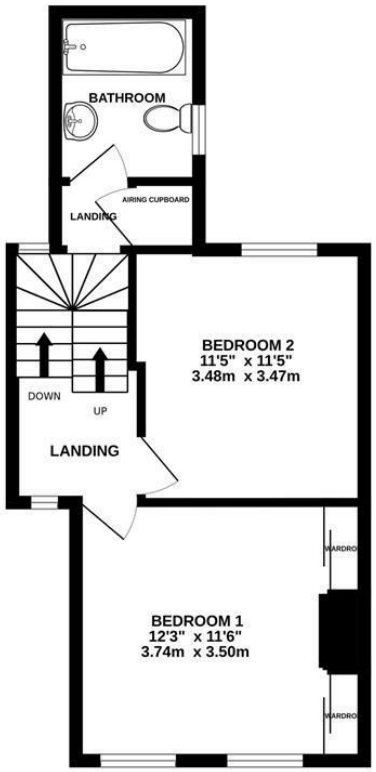




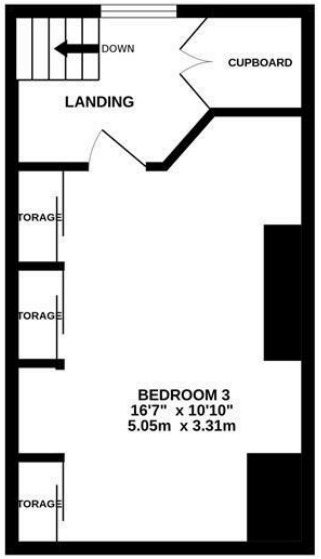
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.




1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.




2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



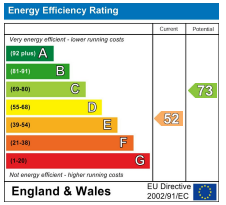

TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.




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