



**42 Jack Russell Close, Stroud**  
**Offers Over £155,000**

- Two Double Bedrooms
- En-Suite To Master

### Entrance

Via wooden door into entrance hall.

### Entrance Hall

Doors to lounge, kitchen, both bedrooms and bathroom. Radiator. Two storage cupboards. Laminate flooring.

### Lounge 17'4 x 11'0 (5.28m x 3.35m)

UPVC double glazed windows to front and rear. TV and telephone points. Laminate flooring.

### Kitchen 9'8 x 7'3 (2.95m x 2.21m)

UPVC double glazed window to rear. Range of eye level and base storage units with laminate work surfaces over. One and a half bowl stainless steel sink with mixer tap over. Built-in electric oven, gas hob and extractor hood. Plumbing for washing machine and dishwasher. Combination boiler. Tiled flooring.

### Bedroom One 12'5 x 9'2 (3.78m x 2.79m)

UPVC double glazed windows to front and side aspect. Double radiator. Carpet. Door to en-suite.

### En-Suite

UPVC double glazed window to front. Tiled shower cubicle, pedestal wash hand basin, low level WC. Tiled splash backs. Extractor fan. Tiled flooring.

### Bedroom Two 14'1 x 8'3 (4.29m x 2.51m)

UPVC double glazed window to side aspect. Radiator. Carpet.

### Bathroom

UPVC double glazed window to front. Panelled bath, pedestal wash hand basin, low level WC. Part tiled walls. Extractor fan. Tiled flooring.

### Carport

Middle carport.

- Car Port
- Close To Town

### Tenure - Leasehold

Details Created - 03.08.20

### Energy Performance Certificate

### Inserted room

### Agents Note - Should your offer be accepted

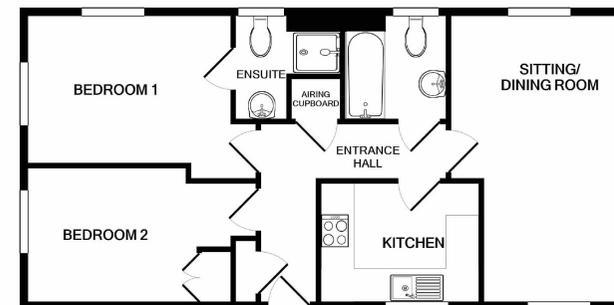
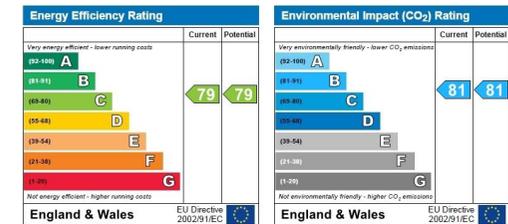
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian

- Excellent Condition
- Prime Location

may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

### DIRECTIONS

For sat nav purposes the postcode for the property is GL5 4EH.



TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2020