THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

70 Folly Lane, Stroud
Offers Over £220,000

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- **Three Bedrooms**
- **Terraced Property**

Entrance
Via wooden door into lounge.

Lounge
Two single glazed sash windows to front aspect. Feature fireplace with wooden surround. Two radiators. Carpet. Door to inner hallway.

Inner Hallway
Door to kitchen and courtyard garden. Stairs to first floor. Combi boiler. Radiator. Door to under stair cupboard.

Kitchen
Single glazed window to rear aspect. Range of eye level and base storage units with roll edge laminate work surfaces . Stainless steel sink with mixer tap over. Plumbing for washing machine. Tiled flooring.

First Floor

Landing
Doors to bedroom and bathroom. Stairs to second flooring. Radiator. Wooden flooring.

Bedroom One
Two wooden single glazed windows. Two radiators. Carpet.

Bathroom
Wooden single glazed window to rear aspect. Panelled bath, pedestal wash hand basin, low level wc. Part tiled walls. Loft access. Door to airing cupboard. Radiator. Laminate flooring.

Bedroom Two
Wooden single glazed window to front aspect. Radiator. Carpet.

Bedroom Three
Single glazed window to front aspect. Radiator. Wooden flooring.

- **Victorian**
- **Enclosed Rear Property**

Rear Of Property
Court Yard garden mainly laid to gravel and patio areas. Enclosed with a fence and gate access.

Details Created - 23.09.20

Tenure - Freehold

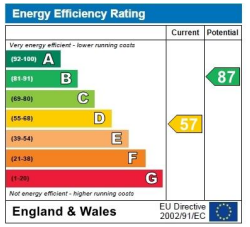
Energy Performance Certificate

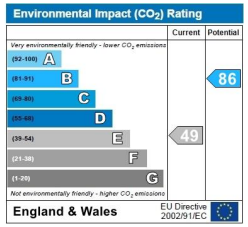
Agents Note - Should your offer be accepted
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID 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

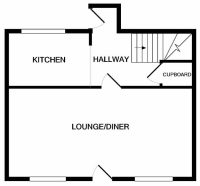
- **Close To Schools**
- **Walking Distance To Town**

understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian 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.

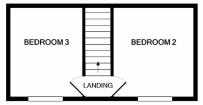
DIRECTIONS
For sat nav purposes the postcode for the property is GL5 1SQ.



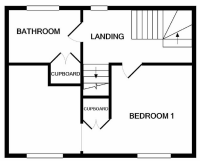




GROUND FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 224 SQ.FT.
(20.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 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.
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