

# HUNTERS®

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**Gloucester Road**  
Rudgeway, BS35 3QS

Guide Price £550,000



Council Tax: E



# 77 Gloucester Road

Rudgeway, BS35 3QS

Guide Price £550,000



## Introduction

Commanding extensive rural views to the rear, this imposing detached period cottage enjoys a generous plot in a prominent position that is set back from the A38 in Rudgeway. Having been the subject of improvement and modernization over the years, the cottage now enjoys the benefit of a recently replaced roof and substantial ground floor extension to the rear. Comprising flexible and versatile accommodation to consist of four separate receptions, kitchen, utility and cloakroom at ground floor level, there are three double bedrooms and generous bathroom on the first floor. Complimented by gas central heating, Upvc double glazing, extensive gardens and large detached garage, we are keen to encourage early appointments to view.

## Entrance

Via security locking front door opening to

## Porch

Solid hardwood front door opening to

## Hallway

Staircase rising to first floor

## Sitting Room/Home Office

11'7" x 9'10" (3.55m x 3.0)

Upvc double glazed window to front, vertical radiator

## Lounge

11'6" x 11'4" (3.53m x 3.46m)

Upvc double glazed windows to both front and side, under stairs storage cupboard. Feature fireplace incorporating living flame gas fire and radiator

## Dining room

11'7" x 10'11" (3.55m x 3.33m)

Upvc double glazed window to side. Radiator

## Living Room

17'1" x 11'6" (5.21m x 3.53m)

Upvc double glazed window to rear and double glazed sliding patio doors to side. Contemporary style free standing wood burning stove and 2 x radiators

## Kitchen

13'1" x 8'4" (4.0m x 2.55m)

Upvc double glazed window to rear with obscure double glazed door to side. Range of floor and wall units with contrasting work surfaces incorporating single drainer sink unit, integral oven and four ring gas hob with extractor fan over. Plumbed for washing machine and ceramic tiled floor

## utility room

8'6" x 5'10" (2.60m x 1.78m)

Obscure Upvc double glazed window to side. Plumbed for washing machine, space for fridge/freezer and radiator

## Cloakroom

W.C, and extractor fan

## First Floor Landing

Two light shafts

## Bathroom

9'6" x 8'8" (2.90m x 2.65m)

Obscure Upvc double glazed window to rear. Suite comprising W.C, vanity unit that incorporates a wash hand basin and panelled bath with shower unit

and glass screen. Tiled walls, large cupboard housing gas central heating boiler. Heated towel rail.

#### Bedroom 1

16'7" (max) x 8'6" (5.07m (max) x 2.60m)  
Upvc double glazed window to rear with far reaching rural views., radiator

#### Bedroom 2

11'11" x 11'0" (3.64m x 3.36m)  
Upvc double glazed window to front, built in wardrobe and radiator

#### Bedroom 3

11'11" x 9'9" (3.65m x 2.98m)  
Upvc double glazed window to front and radiator

### OUTSIDE

#### Cellar/Basement Store

10'4" x 5'2" (3.15m x 1.60m)  
Part glazed door to rear garden with electric light

#### Garage

Generous single detached garage with up and over door, water tap, power and light

#### Parking

Secure hard standing for 2-3 vehicles

#### Gardens

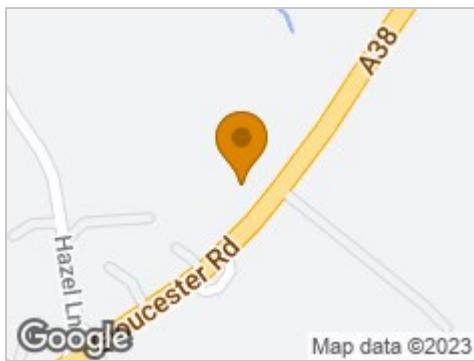
Large established lawned gardens to both the side and rear with shrub hedging at the front and backing onto fields and open countryside at the rear. Terraced graveled area with views, brick built bbq , various shrubs and timber shed

#### Material Information - Thornbury

Tenure Type; Freehold  
Council Tax Banding; E



## Road Map



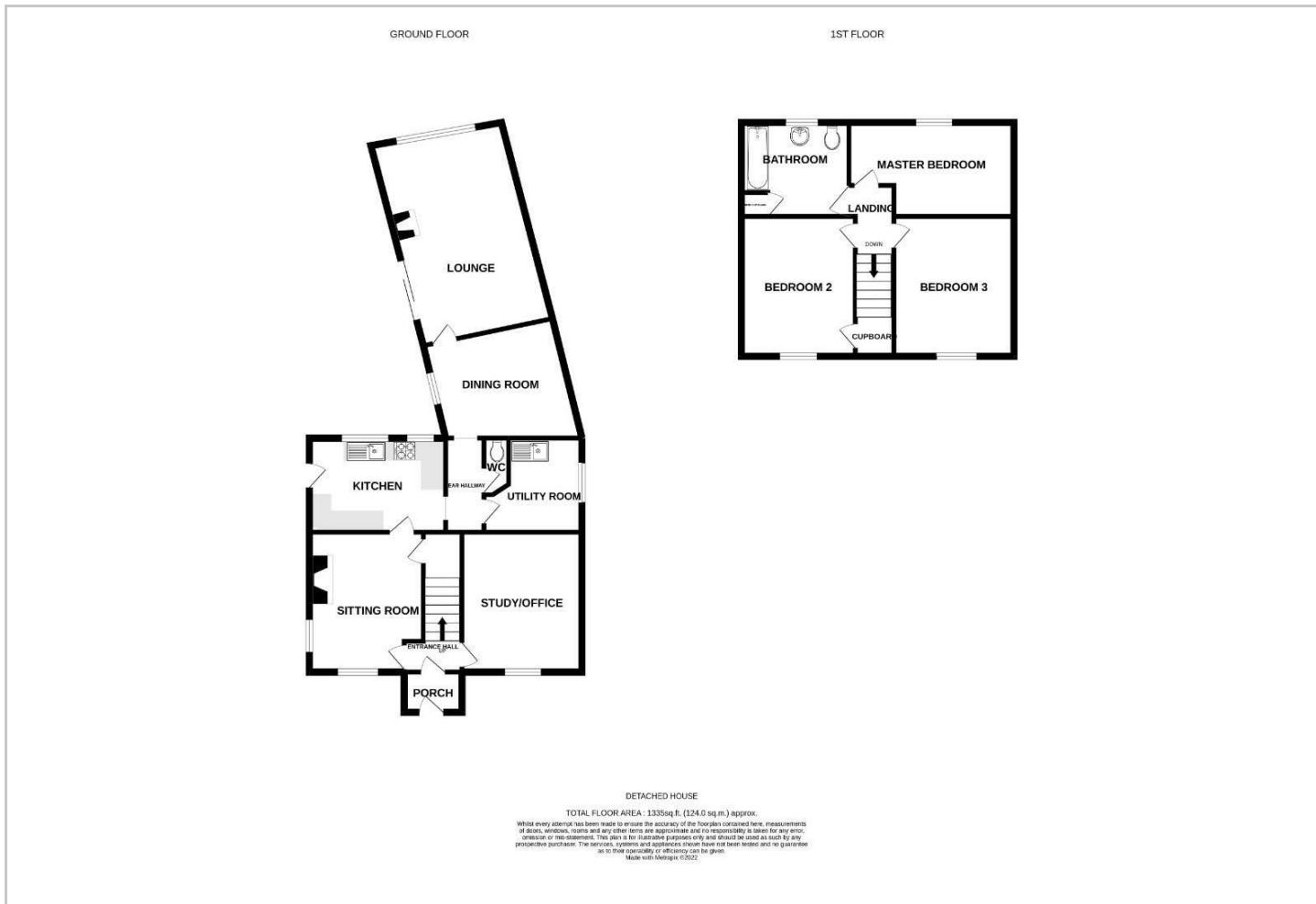
## Hybrid Map



## Terrain Map



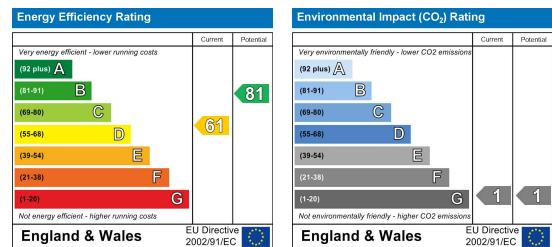
## Floor Plan



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.