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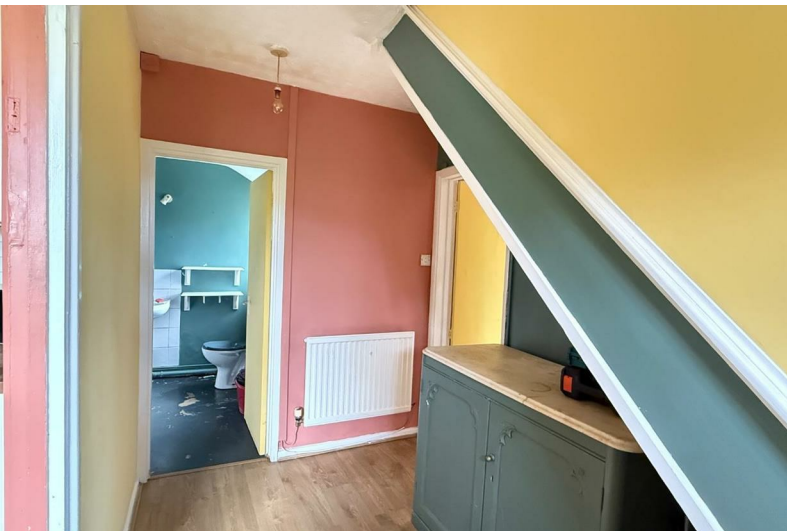
## Lower Leazes

Stroud, GL5 1JY

By Auction £260,000



Council Tax: A

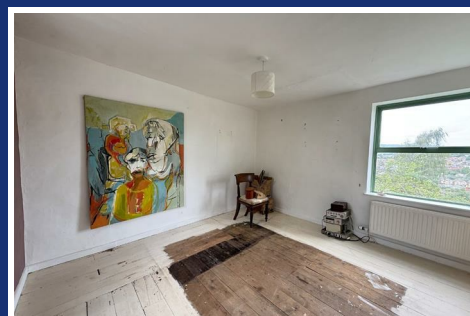




# Lavender Cottage Lower Leazes

Stroud, GL5 1JY

By Auction £260,000



## For Sale By Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Description

Welcome to this 4 bedroomed, well proportioned semi-detached house, brimming with potential and situated conveniently within walking distance of the town and local amenities. A perfect opportunity for investors or families looking for a project, the property is in need of a little loving renovation to truly shine. The house boasts four generously sized bedrooms, offering plenty of space for a growing family or for visiting guests. There is also a single bathroom conveniently located downstairs, making it easily accessible for all. A cosy reception room serves as the heart of the home, perfect for entertaining or unwinding after a long day. The kitchen, while functional, offers a blank canvas for you to imprint your culinary dreams upon. The property is classified under council tax band A and has an EPC rating of D, reflecting its energy efficiency. One of the unique features of this home are the distant

views, providing a scenic backdrop to everyday life. This is a home that's just awaiting the right touch to transform it into a dream abode. Book a viewing today and come see the potential this property holds for you.

## Agents Note

The property was once arranged a 3 flats, therefore each floor has plumbing for a potential bathroom/shower room.

## Amenities

Lower Leazes is convenient for town, there is therefore easy access to the comprehensive shopping and leisure facilities in Stroud as well the mainline rail link to London Paddington. Selsley Common & Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. There are local schools such as Uplands Community Primary and The Rosary Catholic Primary School, also, Gastrells Primary School and Rodborough Community Primary School, Marling Grammar School and Stroud High School for girls.

## Directions

From Stroud, proceed up Parliament Street, past the police station. Turn left into Upper Leazes where after a short way you will see on your left a foot path with the sign Lower Leazes on it. The house is just along on your right, sideways to the path. For parking on your visit, you would be better off parking on Parliament Street just after St Albans Church and before The Cotswold Playhouse and walking down via The Knoll.

## Hallway

Staircase to the first floor, doors too...

## Kitchen Breakfast Room

A range of cream wall and base units with square edge worktops. Double glazed window to the front, Vailiant gas fired boiler, plumbing and space for a washing machine, space for fridge freezer and gas cooker. Stainless steel sink.

Tel: 01453 764912

### Sitting Room

Double glazed window to the front, double glazed French doors to the rear courtyard, radiator.

### Bathroom

Comprising a bath, pedestal basin, WC, frosted double glazed window, extractor, radiator.

### Landing

Single glazed window, radiator. doors to bedrooms and door with staircase to the top floor.

### Bedroom

Double glazed window to the front with views across the valley, radiator, painted wooden floorboards, single glazed window to the rear, built-in wardrobe.

### Bedroom

Painted wooden floorboards, radiator, opaque single glazed window, deep open recess.

### Top Landing

### Bedroom

Window to the front with Valley views, two single glazed windows to the rear, doorway leading into a small lobby area with water supply.

### Bedroom

Window to the front with the valley view, single glazed window to the rear, two radiators.

### Outside

### Front Garden

Wide concrete paved area in front of the property, established shrubs and plants to include rose bushes and maple. There is a right of access for number 1 Grove cottage which is the neighbouring property.

### Rear Courtyard

With flower beds, gate to the side, open fronted store area adjoining the bathroom.

### Council Tax Band

Band A

### Tenure

Freehold

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We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

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Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.





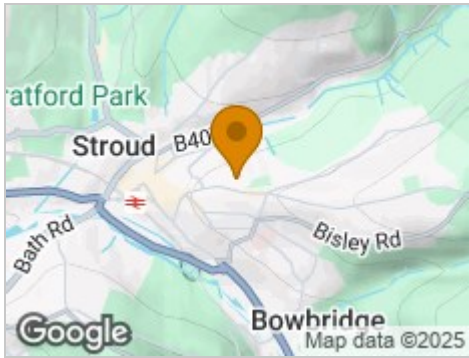
Road Map



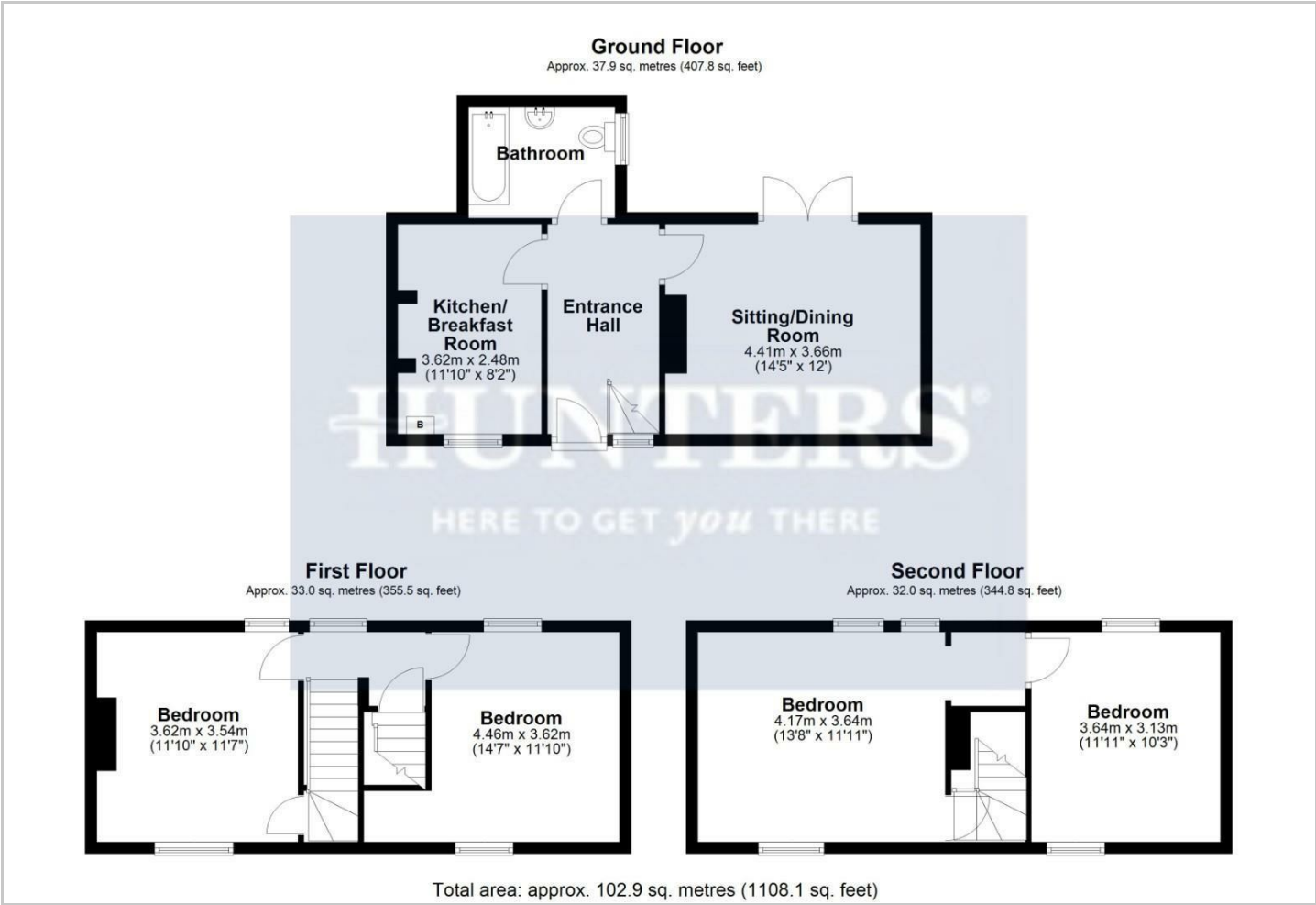
Hybrid Map



Terrain Map



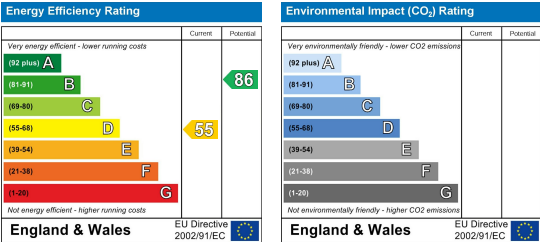
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 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.