

# HUNTERS®

HERE TO GET *you* THERE



## Hill Close

Stroud, GL5 3PG

Asking Price £260,000



Council Tax: B



# 2 Hill Close

Stroud, GL5 3PG

Asking Price £260,000



## Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known centre for arts and crafts as well as its weekly Farmers Market just along from our office. Stroud is served by 3 major supermarkets - Waitrose, Sainsburys & Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away

## Directions

Hill Close, Lightpill is found just off of the A46 Bath road. Turn left after Aldi into Kitesnest lane, then left into Hill Close, the house is up at the top on the left.

## Hallway

Staircase with under stairs cupboard incorporating the gas meter. Radiator, electric meter, doors to sitting room and kitchen.

## Sitting Room/Dining Room

Gas fire to chimney breast, exposed wooden floorboards, double glazed window to the front with

views over rooftops and a double glazed window to the rear. Serving hatch into kitchen, two radiators.

## Kitchen

Stainless steel sink to base unit, double radiator, exposed floor boards, double glazed window to the side, serving hatch to sitting room/dining room, pantry cupboard. Worcester combination gas fired boiler.

## Landing

Access to loft, double glazed window with distant view, doors leading to bedrooms and bathroom.

## Bedroom 1

Exposed wooden floorboards, wide double glazed bay window with view over rooftops, deep built-in wardrobe.

## Bedroom 2

Double glazed window with view over garden, radiator, exposed wooden floorboards, linen cupboard with central heating timer controls.

## Bathroom

A white suite comprising a panelled bath with electric shower over, WC, pedestal basin, frosted double glazed window, radiator.

## Outside

## Front Garden

Steps from the pavement rise to the front door. The garden is laid to grass with some shrubs. A side pathway continues around to the side of the property to meet the rear garden.

Tel: 01453 764912

### Rear Garden

A pathway with a gentle slope and slightly layered garden, a former vegetable garden leading to a top area with trees and conifer screening.

### Tenure

Freehold

### Council Tax Band B

### Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2025. We also won the award in 2024, 2023 and 2021. So 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.

### Social Media

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



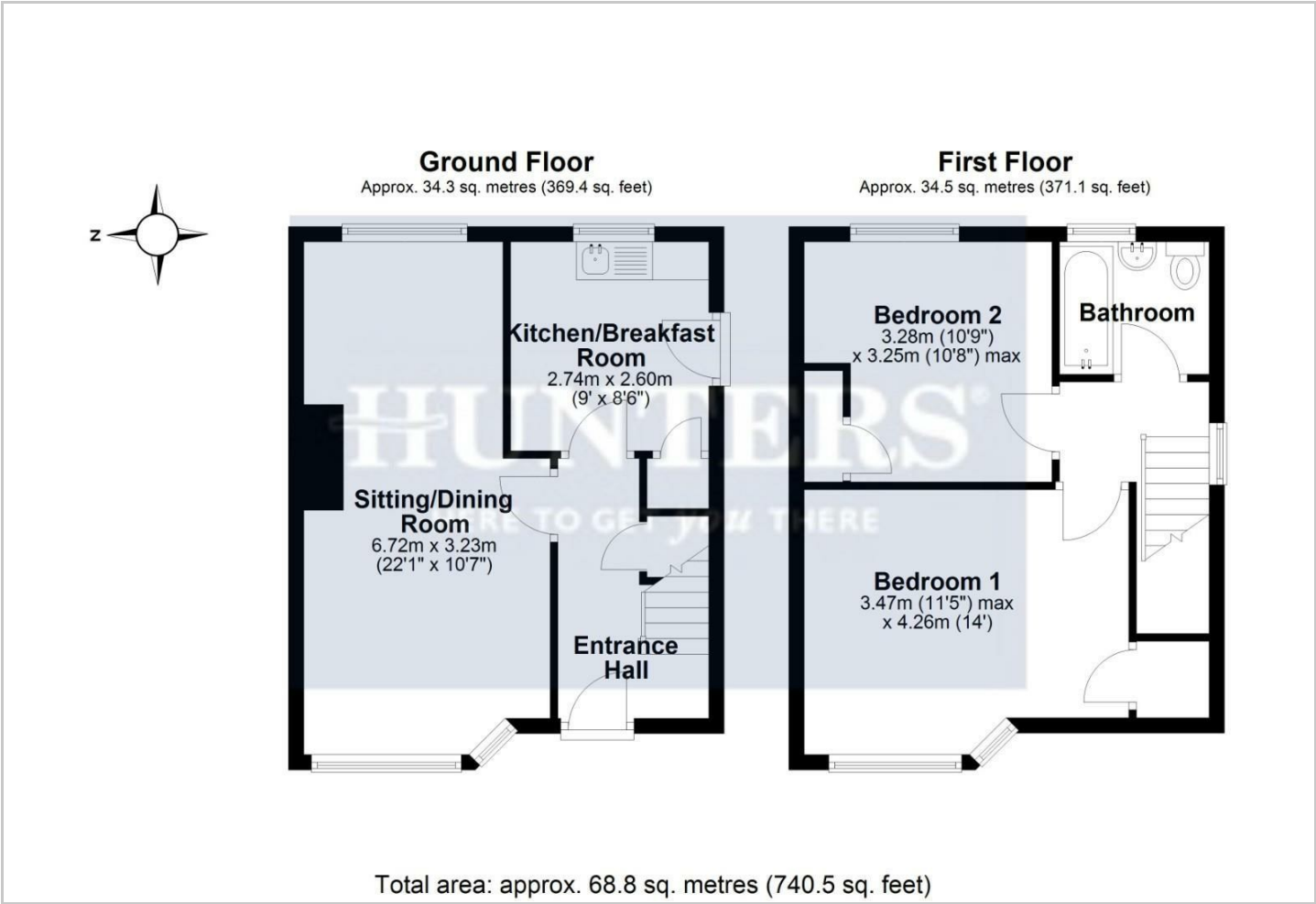
Hybrid Map



Terrain Map



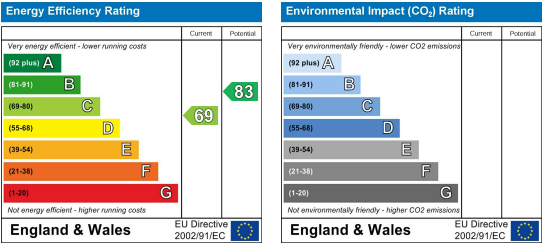
Floor Plan



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.