

# HUNTERS<sup>®</sup>

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## Jack Russell Close

Stroud, GL5 4EH

Asking Price £435,000



Council Tax: D



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## Hunters Stroud GOLD Award Winners

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.

## Amenities

Stroud is a historic town and meeting point of the 5 valleys; it is a well-known arts and crafts centre that runs an award-winning Farmers Market, which is held weekly just along from our office. Stroud is served by 5 major supermarkets: Waitrose, Sainsburys, Lidl, Aldi and Tesco, within walking distance or a short drive. There are some great primary schools that are a short drive from the property, including: Uplands Primary School, Callowell primary School, The Rosary Catholic primary School, Rodborough Community Primary school and Minchinhampton Primary School. There are also single-sex Grammar-Schools and mixed sex Comprehensive Secondary Schools in close proximity. Nearby, there are several Independent Schools including: Beaudesert Park School in Minchinhampton and Wycliffe College in Stonehouse; in addition, the prestigious Cheltenham College and Cheltenham Ladies College are approximately a 30 minutes drive. Stroud has good transport links with London Paddington 90 minutes (approx and there is also the mainline station in Stonehouse) by train and both Bath and Bristol are 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. Stonehouse also offers local facilities to include a Co-op with a post office, a variety of everyday shops, restaurants and of course primary and secondary schools.

## Entrance Hallway

Staircase with under stairs cupboard, radiator, coats cupboard, tiled flooring.

## Cloakroom

4'9" max x 4'6" max (1.45m max x 1.37m max)

Comprising a white suite to include a WC, pedestal basin, radiator, tiled flooring, recessed lighting, shaver point, double glazed window to the front, consumer unit.

## Sitting Room

15'10" x 9'9" (4.83m x 2.97m)

Double glazed window to the front, double glazed French doors to the garden, two radiators, electric fire with surround.

## Dining Room

10'9" x 9'2" (3.30 x 2.81)

Two double glazed windows, built-in mirror fronted wardrobe, recessed lighting which are multi-coloured, in addition to the main ceiling pendant.

## Kitchen Dining/ Family Room

15'10" x 14'3" (4.85 x 4.36)

A generous size room with a selection of medium oak wall and base units with worktops over. Built-in gas hob, electric double oven, extractor, dishwasher, fridge, and freezer. Plumbing and space for a washing machine. Valiant gas fired combination boiler, four double glazed windows, French doors leading to the rear garden. Tiled flooring, recessed lighting and built-in ceiling speakers.

## First Floor Landing

Double glazed window to the rear and doors to bedrooms and bathroom. The loft is accessed via a hatch and is partly boarded with a light.

## Master Bedroom

16'0" x 9'4" (4.88m x 2.84m)

Three double glazed windows, double radiator, built-in wardrobe, built-in desk/worktops and door to the ensuite.

## Ensuite Shower Room

6'7" max x 4'0" (2.01m max x 1.22m)

Comprising a shower cubicle, WC, pedestal basin, double glazed window, shaver point, extractor, radiator.

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### Bedroom 2

13'2" x 8'8" min (4.01m x 2.64m min)

Double glazed window to the front, built-in mirror fronted wardrobe, radiator.

### Bedroom 3

11'0" max > 9'2" x 9'9" (3.35m max > 2.79m x 2.97m)

Double glazed window to the front, radiator, built-in cupboard over the stairs with hanging rail and an additional storage cupboard. >

### Bedroom 4

6'10" x 6'5" (2.1 x 1.96)

Double glazed window to the rear, radiator.

### Bathroom

6'7" x 5'6" (2.01m x 1.68m)

With suite comprising a panelled bath with shower over, WC, pedestal basin, shaver point, chrome heated towel rail, recessed lighting and extractor.

### Outside

#### Front/Side Garden

There are black railings with pathway to door and some hedging. There is an additional grassed area to the left as you look at the house which has railings around it.

### Rear Garden

An enclosed fenced garden with cold water tap and power point. The garden is majority laid to lawn with patio and south westerly aspect. A brick wall separates the rear garden with the side garden.

### Garage & Driveway

The garage is attached to the house. Up and over door, power and light with light switches at either end of the garage and a door into the rear garden. There is a part boarded eaves area and four bicycle hoists. There is additional driveway parking in front of the garage for one car.

### Tenure

Freehold

### Council Tax Band

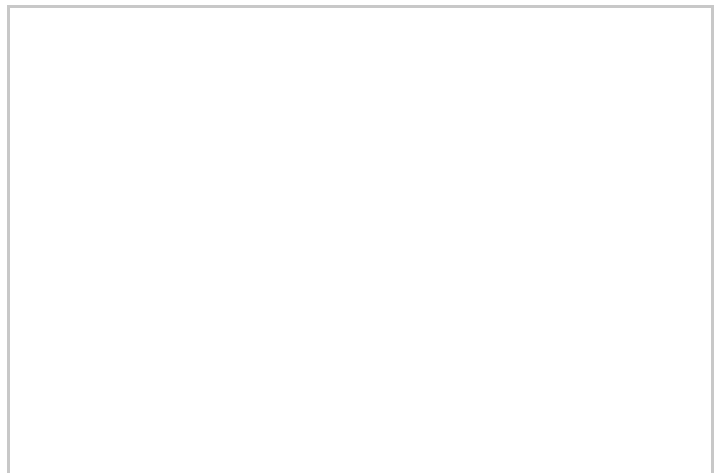
Band D

### Estate Management Charge

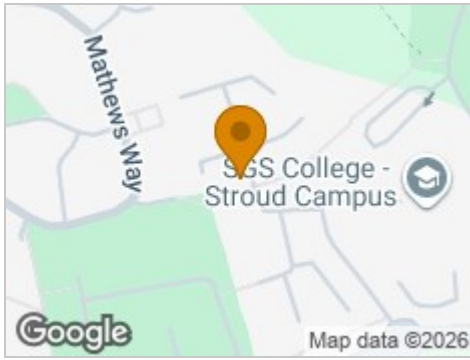
There is an annual grounds estate management charge, which is paid in two, six monthly instalments of £153.64 every six months.

### 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

Jack Russell Close, Stroud, GL5 4EH, GB



Ground Floor



First Floor

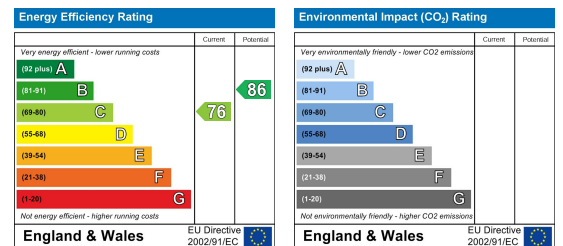
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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.