

# HUNTERS<sup>®</sup>

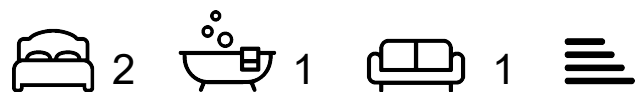
HERE TO GET *you* THERE



## Heathfield Road

Stroud, GL5 4DQ

Asking Price £270,000



Council Tax: C



# 3 Heathfield Road

Stroud, GL5 4DQ

Asking Price £270,000



## 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; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 3 major supermarkets including Waitrose and 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, Stroud Valley Primary School which is just along the road. 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.

## Porch

Single glazed with double glazed front door, door to Hall.

## Hall

Cupboard housing, a Worcester combination gas fire boiler and consumer unit. Additional storage beneath. Loft access, radiator, thermostat.

## Sitting Room

Coal effect Gas fire to wooden manor, double glazed window two front, radiator.

## Kitchen

A gloss white range of wall and base units with worktops, stainless steel sink, gas hob, electric oven and grill. Space for refrigerator, radiator, single glazed window, door to side covered lobby.

## Conservatory

Large double radiator, double glazed windows, double glazed door to the rear garden.

## Bedroom 1

Double glazed window to rear, radiator.

## Bedroom 2

Fitted wood effect wardrobes with mirror insert, hanging rails and shelving. Radiator. Measurement is to the back of the wardrobes.

## Shower Room

With white suite comprising a WC, pedestal basin, wide shower cubicle, single glazed window, radiator, partly tiled walls.

## Outside

### Front Garden

Laid to grass with pathway to front porch. There is an area of shrubs and stones, driveway leading to the front of the garage.

### Rear Garden

On two levels paved with steps rising to a grass area and the variety of shrubs and plants.

## Garage & Driveway

With up and over Door, light and power. Door into side covered area.

## Council Tax Band C

## Tenure

Freehold

## 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.

## Hunters STROUD Win GOLD Again

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards AGAIN in 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.



## Road Map



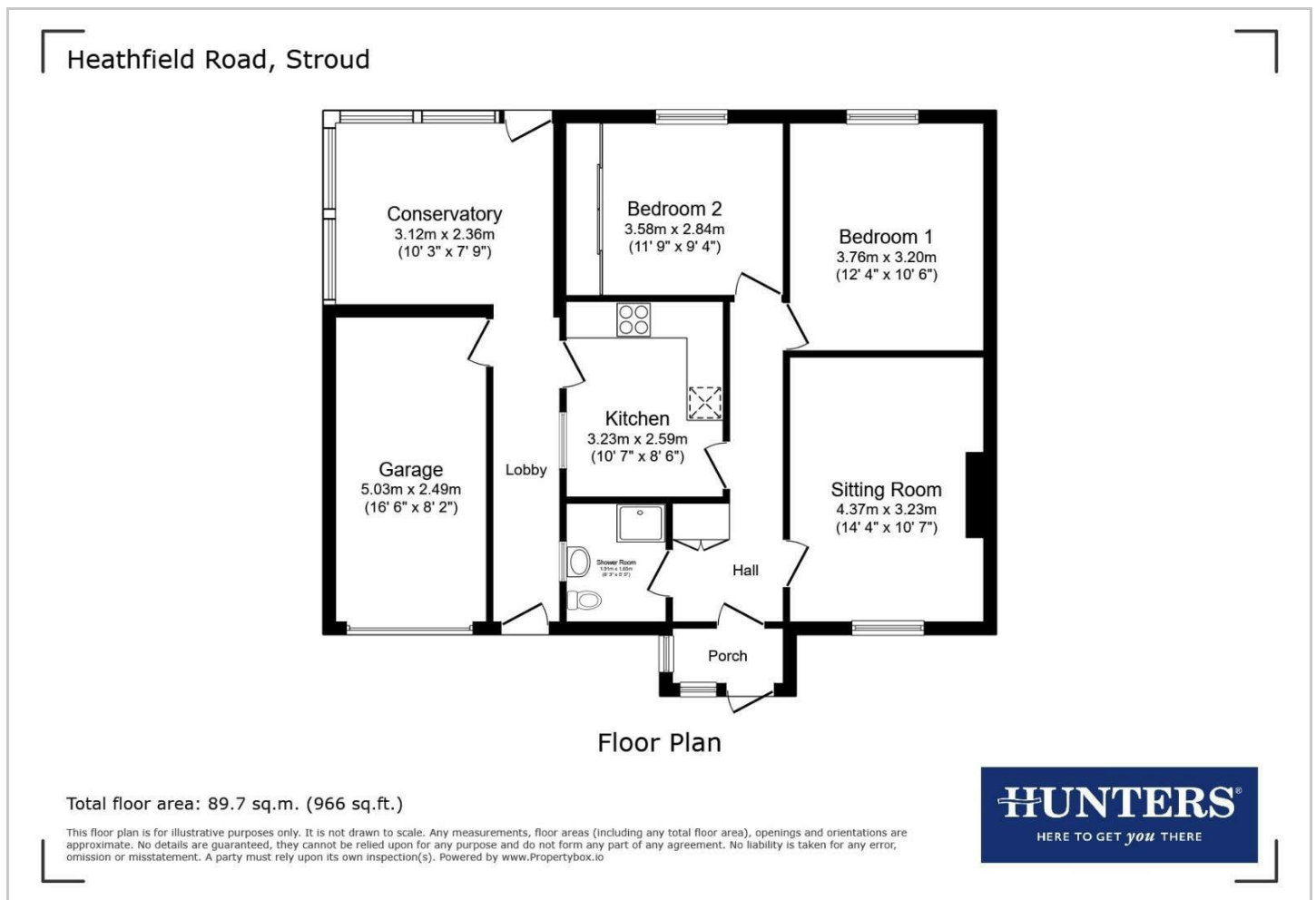
## Hybrid Map



## 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.