



**HUNTERS**<sup>®</sup>

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Paganhill Lane, Stroud | Offers In The Region Of £385,000  
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### Energy rating and score

This property's energy rating is E. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

### 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.

Hunters Estate Agents are delighted to present this charming two-bedroom attached cottage, ideally situated within one mile of Stroud town centre. Rich in character, the property retains a wealth of period features throughout, including exposed Cotswold stone, original beams, and wooden flooring. The accommodation briefly comprises an entrance hall, a cosy sitting room complete with a wood-burning stove, a separate dining room, and a well-appointed kitchen providing access to the garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom. Externally, the property further benefits from a garage, gated off-street parking, and two attractive gardens.

#### SITUATION

Cainscross/Ebley is located in a well respected and preserved residential area where nearby there are a range of cafés, salons and a well stocked local shop. There are a range of local educational options and the area is particularly popular with those who attend Marling Grammar school for boys and Stroud High school for girls, as students often walk to and from these schools. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction. A canal side cycle route into town is also a highly appreciated facility while there is also relative easy access to a range of supermarkets as well as Junction 13 - M5. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; 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. Ebley Warf enjoys cafes, a wine bar and hairdressers etc. You can enjoy the peaceful canal walk with many green spaces and local countryside walks on the doorstep too. The town is within walking distance.

#### ENTRANCE HALL

Wooden framed entrance door and windows.

#### SITTING ROOM

18'7" x 12'6"

Wooden framed windows with secondary glazing, feature log burner, radiator, exposed Cotswold Stone, exposed beams, stairs to first floor with storage beneath, cupboard containing Vaillant combination boiler and wooden flooring.

#### DINING ROOM

12'6" x 7'0"

Wooden framed windows with secondary glazing, radiator, wooden flooring and exposed beams.

#### KITCHEN

12'6" x 7'10"

Good range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, built-in oven & hob, space for fridge, freezer, washing machine & dishwasher, extractor fan, splashback tiling, tiled flooring, exposed beams, and wooden framed windows with secondary glazing & door to rear garden.

#### FIRST FLOOR LANDING

Wooden framed windows with secondary glazing and access to loft space.

#### BEDROOM ONE

15'6" x 12'6"

Wooden framed windows with secondary glazing, radiator and built-in wardrobe.

#### BEDROOM TWO

12'6" x 5'11"

Wooden framed windows with secondary glazing, radiator and storage cupboard.

#### BATHROOM

Low level WC, vanity sink with mixer tap, panelled bath with mixer tap & shower hose, shower cubicle, shower off mains, radiator, splashback tiling and a Wooden framed frosted window with secondary glazing,

#### EXTERIOR

The rear garden is accessed via the kitchen with steps leading to a lawned area. Further benefits include stone chippings seating area, patio area with shed, bedding areas, gated access to front and outside lighting.

There is courtyard garden accessed via the road or garage which is mainly laid to patio with bedding areas.

#### GARAGE

13'2" x 8'4"

Power, lighting, door & window to courtyard and wooden garage door.

#### OFF-STREET PARKING

Parking in front of the property for two vehicles.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### AML

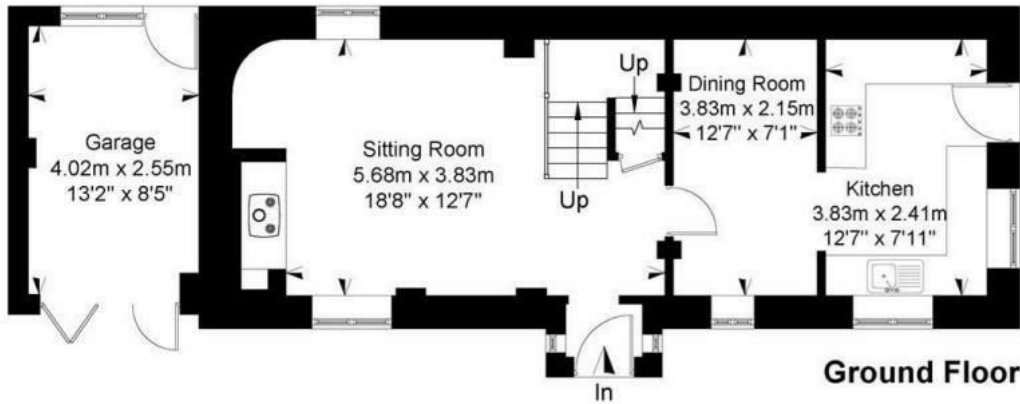
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#### SOCIAL MEDIA

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

#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If 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.



Bedroom  
3.83m x 1.81m  
12'7" x 5'11"

House Approximate IPMS2 Floor Area	86 sq metres / 926 sq feet
Garage	10 sq metres / 107 sq feet
<b>Total</b>	<b>96 sq metres / 1033 sq feet</b>



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.

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