



**HUNTERS<sup>®</sup>**  
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**Belmont Road | Asking Price £425,000**  
**Call us today on 01453 764912**



## Energy rating and score

This property's energy rating is D. It has the potential to be C.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | 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.

**We are delighted to present this 3 bedroom terraced red-brick period house, situated on the ever-popular Belmont Road, ideally positioned within walking distance of the town centre. There is a long well planted garden with beautiful views towards the river seven and beyond and a useful home office at the bottom of the garden with light and power. Internally, the accommodation includes a kitchen with coats area to one side, and an open-plan sitting/dining room with multi-fuel burner. The first floor offers two bedrooms and a shower room. Located to the top floor is a double bedroom with the most wonderful views towards the river Seven and beyond. An ideal opportunity for somebody looking to get into a popular residential area of Stroud, whether up or downsizing, this could be the home for you.**

#### Amenities

Belmont Road is nestled between the Bisley Road and Bisley Old Road, just under a mile from the centre of Stroud. The centre of Stroud is therefore easily accessible with a number of residents walking to town on a day to day basis. It is also accessible to open countryside beyond the town limits, with local walks to areas such as the Heavens, being an ever popular pursuit for many. Stroud itself has comprehensive leisure and shopping facilities as well as a mainline rail link to London Paddington. There is also a Waitrose, Tesco and Sainsbury's to choose from, whilst Junction 13 of the M5 is only a few miles distance too.

#### Directions

From our offices in John Street, proceed straight into London Road and over two mini roundabouts, passing Waitrose on your right hand side. Just before the next mini roundabout, turn left into Field Road and climb the hill, taking the right hand turn into Bisley Road. Proceed up the hill and take the first left into Belmont Road where the property will be found on the left.

#### Kitchen

As you enter, there is a coats area on the right. A bespoke range of hand built base units with oak worktops. 1 1/2 bowl sink unit, sealed unit double glazed latched window to the front, space for refrigerator, space for a slot and electric cooker (capped off gas point). A wall mounted gas fired combination boiler, shelving, opening into the sitting room area.

#### Sitting Room/Dining Room

Painted wooden floorboards, multi fuel burner to mantle and hearth, book shelving into alcove, sealed unit double glazed French doors leading to the garden, double glazed window to the garden, double radiator, staircase rising to the first floor.

#### Landing

Wooden doors lead. to 2 bedrooms and the shower room.

#### Shower Room

Comprising a WC, rectangular bowl wash basin with shelving beneath, deep shower cubicle, sealed unit double glazed latched style window to the front, designer style radiator, painted floorboards.

#### Bedroom 2

Sealed unit double glazed latched window across the garden with the Valley views beyond, double radiator, desk over bulkhead for staircase, recess with shelving (potential wardrobe). Cast-iron fireplace to mantle.

#### Bedroom 3

Corner cupboards with electricity meter, oak strip flooring.

#### Top Floor

#### Bedroom 1

Latched dormer window to the rear with stunning Valley views, exposed floorboards, double radiator, painted wooden floorboards.

#### Outside

#### Front Garden

The property is approached through a well planted and stocked mature garden with pathway down to a paved area with seat directly in front of property. There is a useful lockable side store by the front door. Cold water tap and gas meter.

#### Rear Garden

A mature sunny garden with a westerly aspect and wonderful views in the distance. A grassed area of

garden with well stocked flower and shrub beds and a step down to a wild flower garden which is full of colour. The garden boasts an array of shrubs and plants, mature tree, garden store on the right and a home office which needs attention to the rear with power, light, door and window. There is also rear access out at the very bottom of the garden taking you down to the Bisley Road.

#### Tenure

Freehold

#### Council Tax Band B

#### 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 STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year 2025, so that's 4 out of 5 years! 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.



Total area: approx. 77.5 sq. metres (834.0 sq. feet)

**11 Belmont Road, STROUD**

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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