

HUNTERS®

HERE TO GET *you* THERE



Bath Road

Stroud, GL5 3LA

£335,000



Council Tax: B



97 Bath Road

Stroud, GL5 3LA

£335,000



Amenities

The town centre of Stroud offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, the 5 Valleys shopping centre, hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is also a main line railway station with direct services connecting with London (Paddington). Just up the hill is the ever popular Prince Albert Inn and just down the hill the Clothiers Arms. At the end of the road Rodborough Community Primary School.

Description

Hunters are delighted to offer this 4 bedroom Victorian terraced house positioned within walkable distance of the centre of Stroud's town centre with its useful rail link, a variety of shops, cafes/restaurants and leisure facilities. The house has accommodation over 3 floors with charm and character to include fireplaces and exposed wooden flooring. To the front: Off road parking. As you enter: An entrance hallway leads to the front sitting room with fireplace, a spacious dining room with French doors leading to the enclosed rear garden, which has both lawn and patio areas with a newly built log cabin/home office/outside room with electricity. Also downstairs a gallery kitchen and small cloakroom/utility room behind it and a useful under stairs cupboard. On the first floor there are two bedrooms (one being used as an office) and a family bathroom, the master bedroom benefitting from an attractive feature fireplace and 2 windows. On the top floor there are two further bedrooms which make this a great family home. Viewings by appointment only.

Directions

From Stroud, proceed south on the Bath Road as if

heading towards Nailsworth. Go past the Clothiers Arms and proceed up the hill, the property will be seen on your left.

Hallway

Radiator, exposed wooden floorboards, staircase and wooden doors leading to...

Living Room

11'0" x 10'8" (3.35m x 3.25m)

Double glazed window to the front, double radiator, expose wooden floorboards, open fire to a stone surround and hearth, alcove shelves, coving, ceiling rules.

Dining Room

12'2" x 11'5" (3.71m x 3.48m)

Double radiator, exposed wooden floorboards, chimney breast, cupboard with gas combination boiler, under stairs cupboard with light, French doors to garden, pine door to hallway.

Kitchen

13'3" x 6'0" (4.04m x 1.83m)

Consisting of a Matt of white range of fitted wall and base units with wood effect worktops. One and a half bowl stainless steel sink, space and plumbing for a dishwasher and washing machine. Built-in electric double oven and induction hob, space for fridge freezer, two sealed unit double glazed window windows, door to downstairs WC/utility, loft access.

WC/Utility

Comprising a WC, wash basin and space and plumbing for a washing machine, UPVC double glazed window, storage cupboard.

First Floor

Staircase to the top floor, pine doors to the shower room and master bedroom.

Tel: 01453 764912

Master Bedroom

14'2" max x 11'1" (4.32m max x 3.38m)

2 x UPVC double glazed windows to the front, double radiator, cast iron fireplace to chimney breast, ceiling rose.

Shower Room

7'8" x 5'0" (2.34m x 1.52m)

Comprising a white three-piece suite incorporating a shower cubicle, wash basin set to a gloss grey storage unit, encased system WC, ladder rail, extractor, shelving, tiled floor, mirror with backlight.

Bedroom/ Office

6'11" x 8'8" (2.11m x 2.64m)

Window to rear, radiator.

Top Floor

Eaves storage cupboard with Velux window and doors to bedrooms two and three.

Bedroom 2

14'2" max x 11'5" max (4.32m max x 3.48m max)

An L shaped bedroom with UPVC double glazed dormer window, part sleeping ceilings, double radiator.

Bedroom 3

12'9" x 8'1" (3.89m x 2.46m)

Double glazed Velux window, double radiator, storage cupboard.

Outside

Off Road Parking

Laid to crushed stones.

Rear Garden

A split level patio, right of way, three steps to a pathway which runs alongside the grassed area. There is a variety of shrubs and plants and to the rear an area with a log cabin with power measuring 8'9"x 8'8" internally with double doors opening onto the garden. Behind the log cabin is a shed area.

Tenure

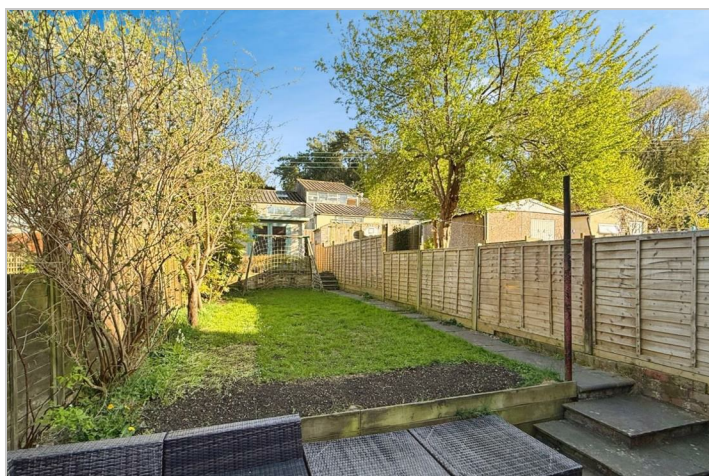
Freehold

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.

Council Tax Band

Band B



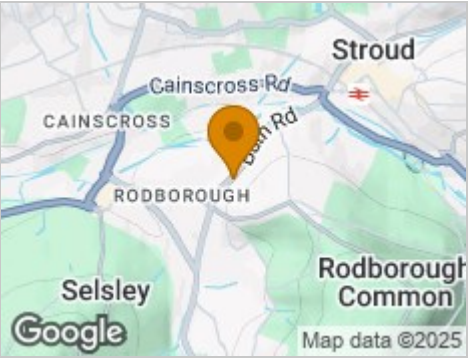
Road Map



Hybrid Map



Terrain Map



Floor Plan

97 Bath Road, Stroud, GL5 3LA

W.C./Utility

Kitchen

Dining Room

Hall

Living Room

Ground Floor

Floor area 41.3 sq.m. (444 sq.ft.)

Office/Bedroom 4

Landing

Bedroom 1

First Floor

Floor area 31.7 sq.m. (341 sq.ft.)

Bedroom 3

Landing

Bedroom 2

Second Floor

Floor area 27.2 sq.m. (293 sq.ft.)

Total floor area: 100.2 sq.m. (1,079 sq.ft.)

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

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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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

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