

# HUNTERS®

HERE TO GET *you* THERE



## Field Road

Rodborough, Stroud, GL5 3SR

£299,950



Council Tax: A



# 8 Field Road

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£299,950



## DIRECTIONS

The property is accessed via a footpath at the end of Field Road, Rodborough.

## SITUATION

This property is located in the heart of the Parish of Rodborough while Stroud town centre is under half a mile away and offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington. Meanwhile a convenience store and take away are found on the Bath Road just down the hill a little way. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will also take you to a choice of supermarkets whilst Selsley and Rodborough Commons offer excellent dog walking territory and further possibilities for outdoor recreational pursuits. The property falls within the ever popular catchment of Rodborough community primary school.

## ENTRANCE

### KITCHEN/BREAKFAST ROOM

12'0" x 10'1" (3.67m x 3.09m)

Range of floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, space for washing machine, fridge/freezer & oven, splashback tiling, tiled flooring, stairs to first floor, exposed brick wall and a UPVC double glazed window to front.

### SITTING ROOM

12'0" x 11'1" (3.67m x 3.40m)

Double glazed sliding door to conservatory, radiator, space for log burner, exposed brick, wooden flooring, TV point and phone point.

## CONSERVATORY

9'11" x 6'2" (3.04m x 1.90m)

UPVC double glazed windows & french doors to rear garden, tiled flooring and a traditional radiator.

## BATHROOM

WC, vanity sink with mixer tap, panelled bath, shower off mains, heated towel rail, splashback tiling and a light tube.

## FIRST FLOOR LANDING

Wooden flooring and access to loft space. The loft is accessed via pulldown ladder and is part-boarded, insulated and has lighting.

## BEDROOM ONE

12'4" x 11'1" (3.78m x 3.40m)

UPVC double glazed window to rear with views, traditional radiator, wooden flooring and fitted wardrobe.

## BEDROOM TWO

12'0" x 7'4" (3.67m x 2.26m)

UPVC double glazed window to front, traditional radiator, wooden flooring and storage cupboard

## EXTERIOR

The property benefits from an enclosed rear garden which has a patio area, bedding areas with planting and fenced borders. There is gated access to the front via the neighbours garden. This property has a right of way over the neighbour garden to use this.

There is an additional garden to the front which has large storage sheds and bedding areas.

## HOME OFFICE

10'5" x 7'3" (3.20m x 2.22m)

UPVC double glazed window, power and lighting.

## TENURE

Freehold

## COUNCIL TAX BAND

The council tax band is A.

## AML CHECKS

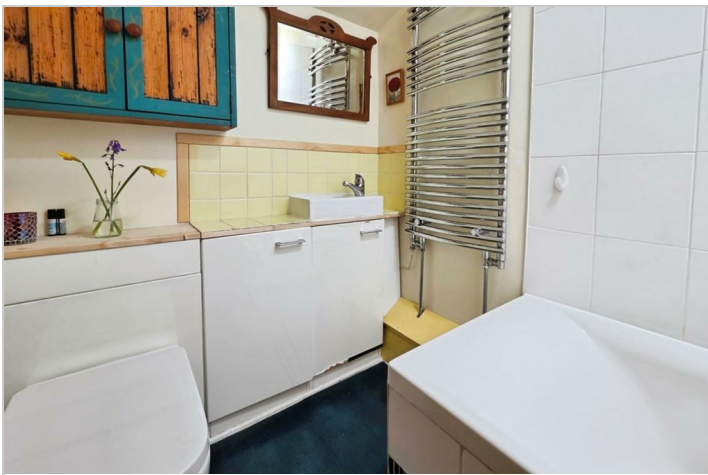
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

## SOCIAL MEDIA

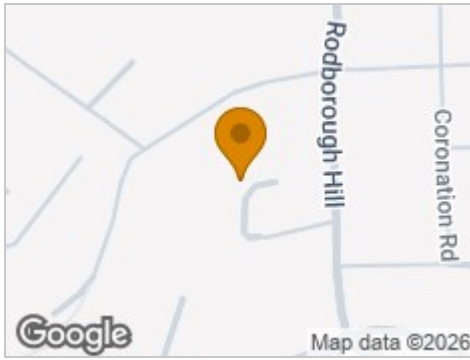
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

## GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / [stroud@hunters.com](mailto:stroud@hunters.com) and book your free, no-obligation valuation and experience the difference for yourself.



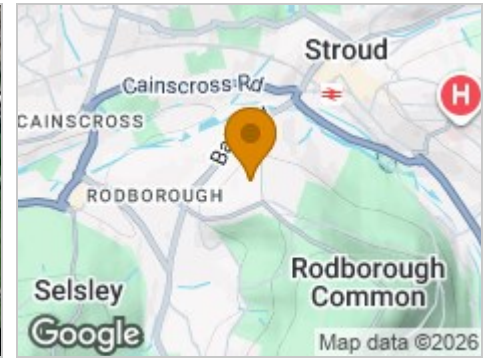
## Road Map



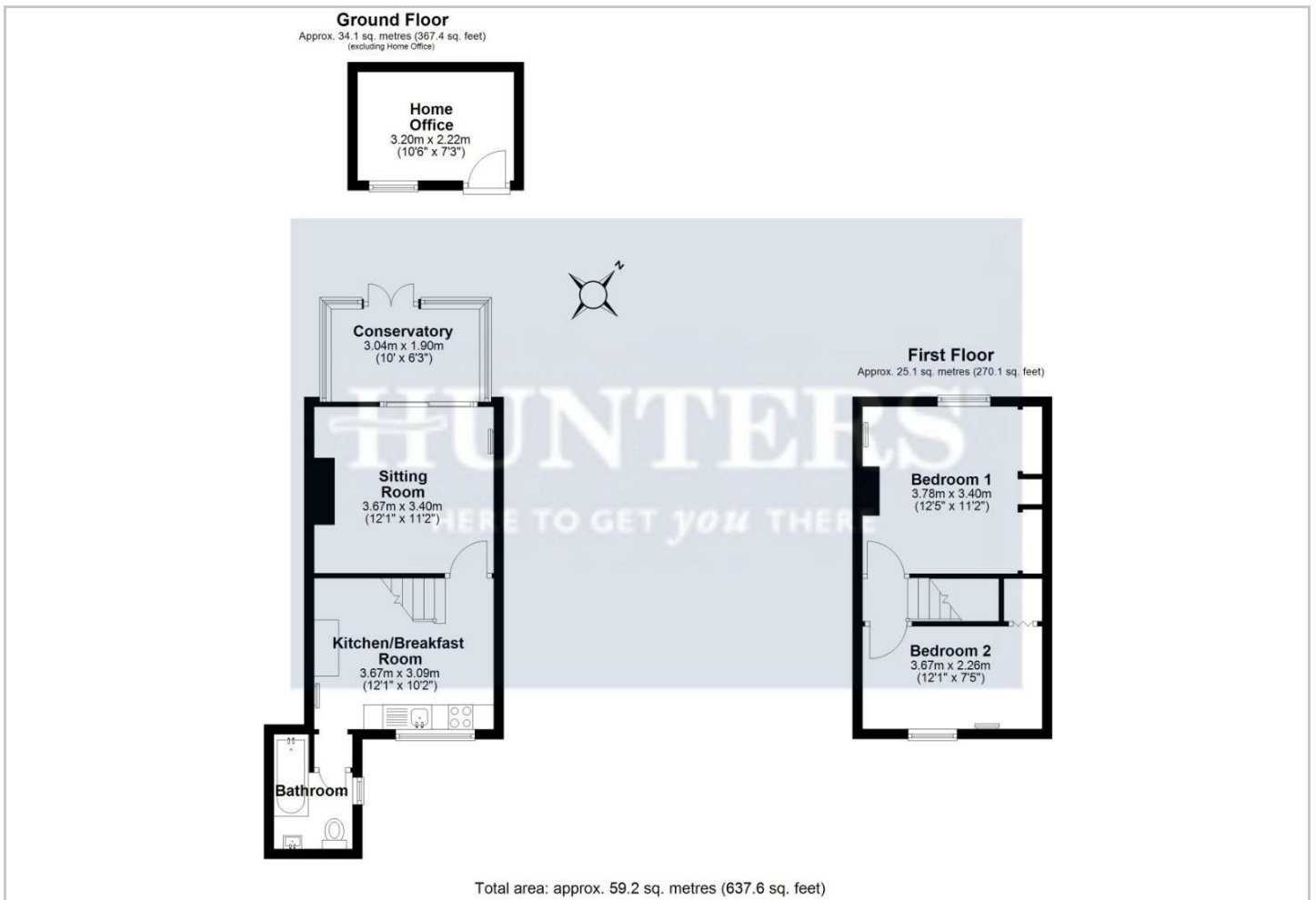
## Hybrid Map



## Terrain Map



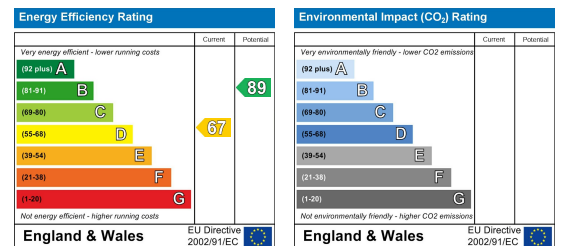
## Floor Plan



## 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.