

HUNTERS[®]

HERE TO GET *you* THERE



47 Westward Road

Stroud, GL5 4JA

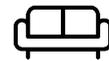
Offers In The Region Of £270,000



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SITUATION

This property is located in the heart of Cainscross, a popular area between Stroud town centre and Stonehouse. The property is a short walk to the popular Stroud water canal, local parks and independent coffee shops. With the convenience of a Co-op and post office over the road. There are a number of good and outstanding secondary schools within walking distance of the property, including Marling grammar school for boys and Stroud High School for girls. 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.

DIRECTIONS

From our offices in John Street proceed into Russell Street filtering left into Rowcroft and under the railway bridge until reaching the first mini roundabout. Take the second exit onto the Cainscross Road, the A419. At the roundabout take the second exit onto the Westward Road. Proceed for a short distance where the house will be found on your left hand side identified by one of our for sale boards. Look for the board by the cycle shop.

GROUND FLOOR

SITTING ROOM

12'0" x 11'3" (3.66 x 3.44)

UPVC double glazed entrance door & window, radiator and fireplace

INNER HALL

Stairs to first floor

KITCHEN/DINING ROOM

12'0" x 11'10" (3.66 x 3.6)

Good range of wall, floor & draw kitchen units, drainer sink with mixer tap, extractor fan, built-in gas hob, oven & dishwasher, space for fridge/freezer, tiled flooring, splash back tiling, radiator, UPVC double glazed window to rear with views, space for table & chairs and access to cellar.

UTILITY ROOM

UPVC double glazed window & door to rear with views, space for washing machine and wall-mounted combination boiler.

LOWER GROND FLOOR

CELLAR

11'9" x 9'11" (3.57 x 3.01)

Power and lighting

FIRST FLOOR

FIRST FLOOR LANDING

Stairs to top floor, radiator and original wooden flooring.

BEDROOM ONE

12'1" x 11'3" (3.68 x 3.42)

UPVC double glazed window, radiator, wooden flooring and phone point.

BATHROOM

10'6" x 9'2" (3.20 x 2.79)

Luxury bathroom suite comprising of free standing bath with mixer tap & shower hose, traditional WC, stand mounted basin and walk-in shower with shower on main supply. Further benefits include radiator, UPVC double glazed windows to rear with views, splash back tiling, tiled flooring and shaver point.

TOP FLOOR

TOP FLOOR LANDING

Access to insulated loft space.

BEDROOM TWO

12'4" x 12'0" (3.75 x 3.66)

UPVC double glazed window to rear with views and a radiator.

BEDROOM THREE

12'0" x 11'3" (3.66 x 3.42)

UPVC double glazed window and a radiator.

EXTERIOR

The rear garden has a concrete seating area, decking area, lawned area & patio area. Further benefits include gated side access, fence/brick borders, bedding areas, views and outside light.

The front is laid to patio and is accessed via metal gate.

TENURE

The property is freehold

COUNCIL TAX

Cainscross Parish - Council Tax Band B - £1,615.25

AGENT NOTES

Please note that the neighbours have a right of access via the lower terrace of the back garden through to their gardens.

FACEBOOK

Like & share our Facebook page to see our new properties, useful tips and advice on selling/purchasing your home, Visit @HuntersEstateAgentsStroud.



Road Map



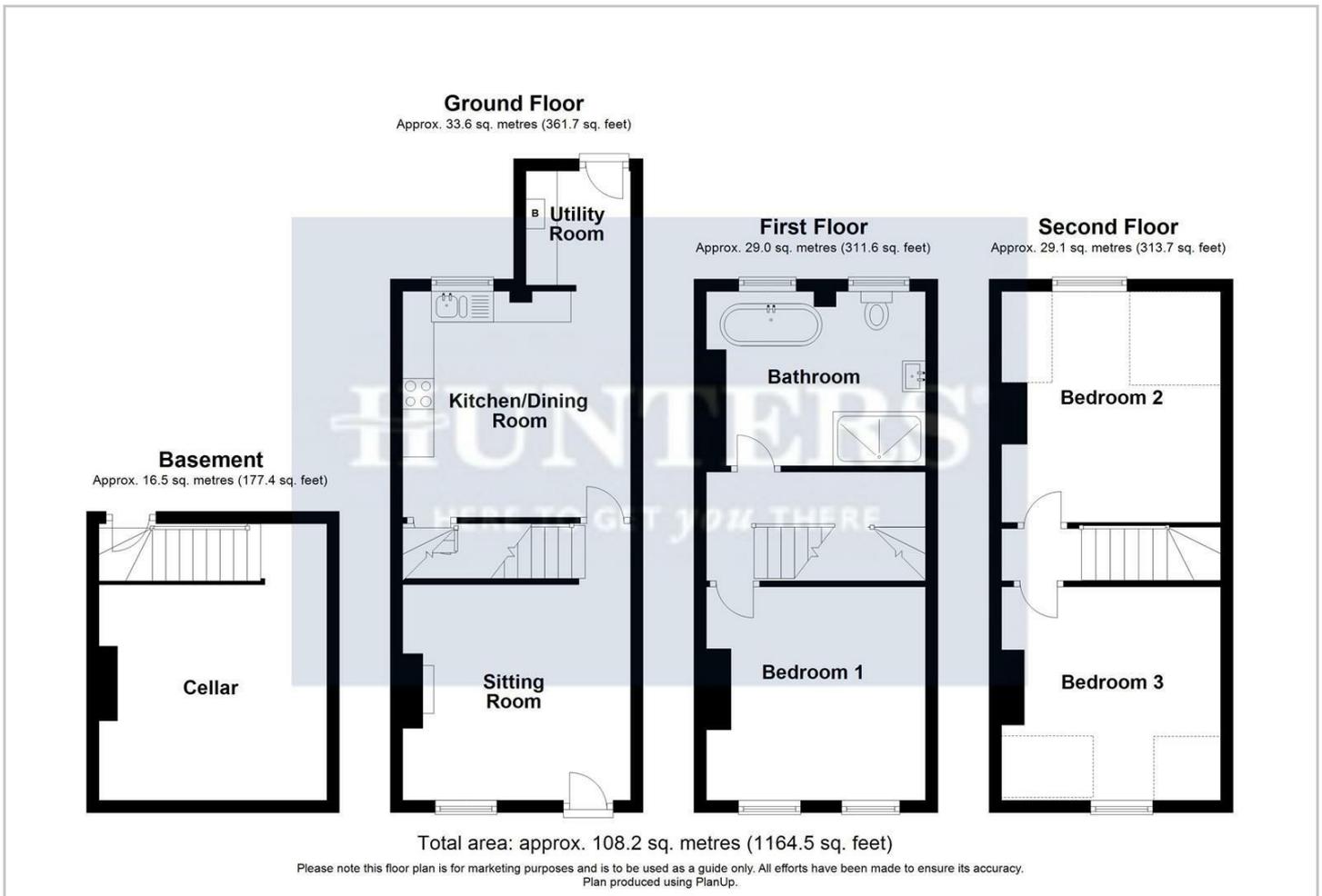
Hybrid Map



Terrain Map



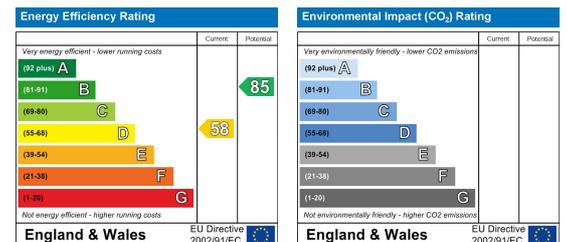
Floor Plan



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.