

HUNTERS®

HERE TO GET *you* THERE



Bath Road

Stroud, GL5 3NX

Guide Price £510,000



114 Bath Road

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AMENITIES

Stroud's centre is a short drive away and offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket, Waitrose or Tesco's along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

DIRECTIONS

The property can be found on the right hand side next to the garage and beauty salon fronting the Bath road on the A46 just past Kitesnest Lane on the opposite side of the road. The driveway to the property can be found just to the left of the house.

HALLWAY

Stairs to first floor and lower ground floors, double glazed front door, double glazed window, radiator. Doors to....

SITTING ROOM

16'10" x 11'8" (5.13 x 3.56)

Exposed brick chimney breast with wood burner, coving, wall lights, radiator, engineered Oak flooring, double glazed window to the front and rear.

MASTER BEDROOM

11'11" > 8'10" x 12'3" (3.63 > 2.69 x 3.73)

Currently used as an office with bedroom 2 as the master bedroom. A flexible room with deep 5' 0" x 4' 0" recess, door to en-suite, radiator, double glazed window to the front. Door to ensuite.

ENSUITE SHOWER ROOM

7'9" x 4'1" Not into shower (2.36 x 1.24 Not into shower)

Shower cubicle with Mira shower, pedestal basin, close coupled WC, extractor, double glazed window. Opening to guest bedroom.

LOWER GROUND FLOOR

REAR HALLWAY

Door to garden, stairs to ground floor, under stairs cupboard, radiator, doors to.....

STUDY/FAMILY ROOM/GYM

16'5" x 11'2" > 10'0" (5.00 x 3.40 > 3.05)

A flexible room for example an office/family room/gym. Two double glazed windows, radiator, coving.

KITCHEN

16'4" x 11'7" mx (4.98 x 3.53 mx)

Boasting a range of wall and base units with worktops over, stainless steel sink, plumbing and space for washing machine and dishwasher. A 7 ring range style cooker is included with gas hob and electric ovens. Recessed lighting. Opening to dining room.

DINING ROOM

14'3" mx x 11'1" (4.34 mx x 3.38)

Double glazed door and window to rear garden, porthole window, 2 x Velux windows, opening into kitchen.

FIRST FLOOR LANDING

Staircase to first floor, double glazed window to front, radiator. Electrics cupboard with trip box. Doors to....

BEDROOM 2

16'9" x 9'7" (5.11 x 2.92)

Range of wall to wall fitted wardrobes, double glazed window to front and rear, radiator.

BEDROOM 5

11'11" x 10'8" > 8'8" (3.63 x 3.25 > 2.64)

Double glazed window to front, radiator.

SMALL LOBBY

5'4" x 3'10" to cupboards (1.63 x 1.17 to cupboards)

Built in Storage/Linen cupboards, Worcester gas fired combi boiler.

FAMILY BATHROOM

7'11" x 7'7" (2.41 x 2.31)

A white suite comprising a Corner WC, pedestal basin, panelled bath with Mira shower over, extractor, ladder style towel rail. double glazed window to the rear,

TOP FLOOR LANDING

Doors to.....

BEDROOM 3

12'7" x 11'9" (3.84 x 3.58)

Double glazed dormer window, radiator, access to eaves.

BEDROOM 4

12'7" x 11'9" (3.84 x 3.58)

Double glazed dormer window, radiator, access to eaves.

OUTSIDE

FRONT GARDEN

Enter via a gated and pillared entrance with gate and steps leading down to the garden, gas meter box.

MAIN GARDEN

There is a large garden with a bit of everything for the family. A formal grassed area, patio areas, many fruit trees to include: pear, apple, plumb, cherry and crab apple trees. Also, medlar, quince and lilac. There is a barked play area and Chicken Coop area with shed adjacent, Also a vegetable plot and poly tunnel, wood store area and a

former wild flower area. The land extends to meet the Nailsworth brook and to the rear of a rather large storage shed with two areas both with power and light and measuring 16' 4" x 19' 9" and 16' 3" x 12' 5". This garden could obviously be landscaped accordingly to suit your needs. A path leads to the driveway for parking.

DRIVEWAY PARKING

To the left of the house is a driveway which is predominately laid to crushed stones and tarmac providing parking for several cars. Also to the left of the drive entrance by the shrubbery is further parking for 1 or 2 smaller cars, see plaque in shrubbery.

TENURE

Freehold

COUNCIL TAX

The Council Tax band is D

FREE VALUATIONS

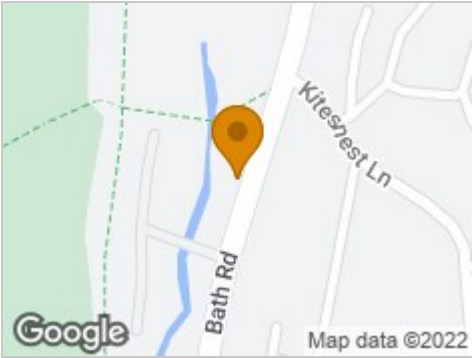
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Road Map



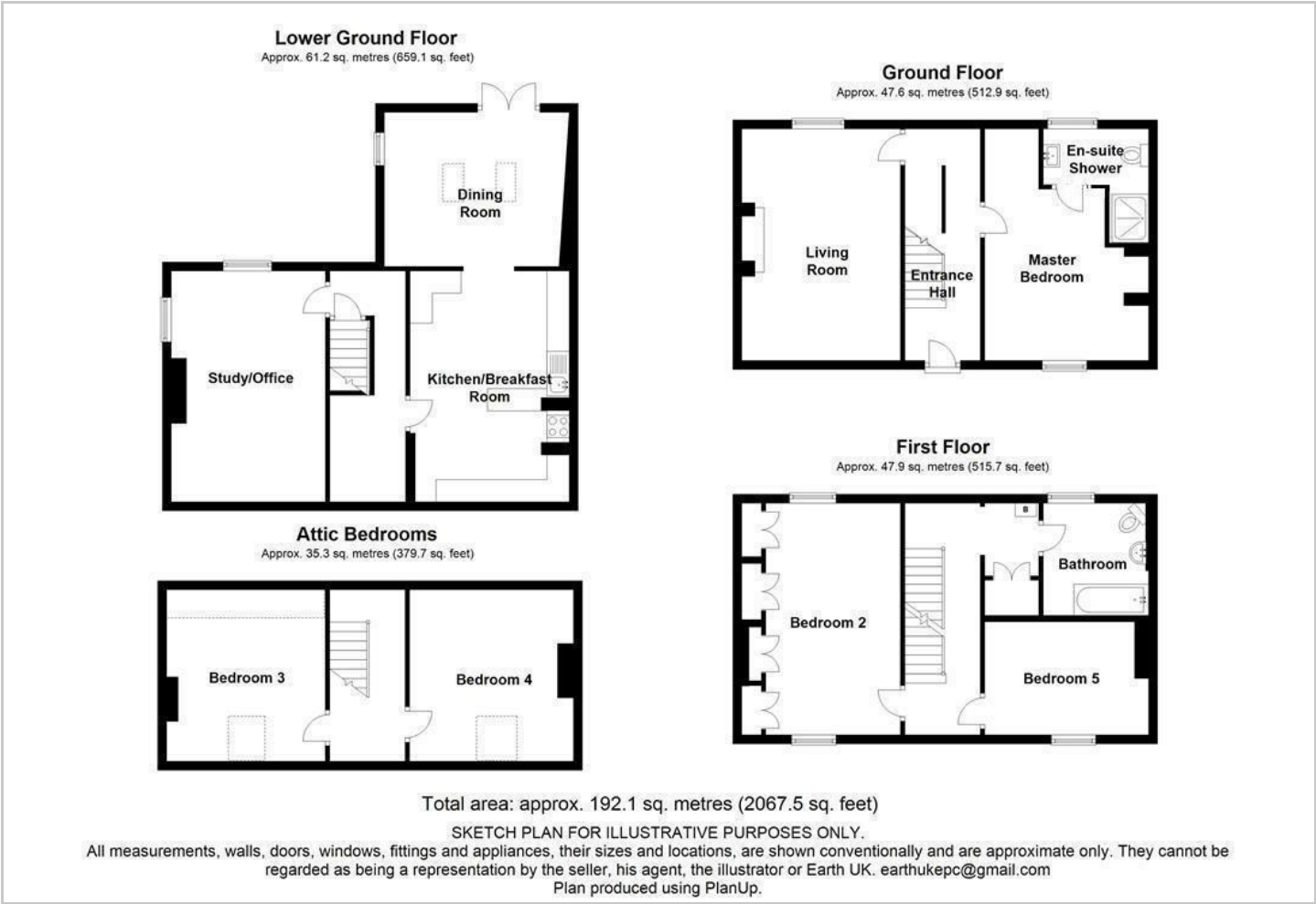
Hybrid Map



Terrain Map



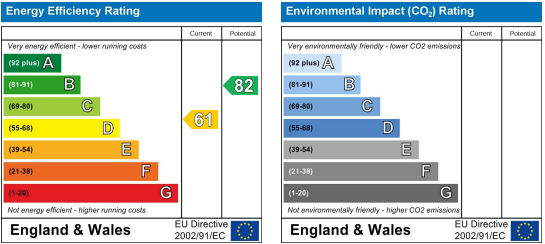
Floor Plan



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.