

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



91 Barrowfield Road

Stroud, GL5 4DG

Guide Price £480,000





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## SITUATION

The historic town of Stroud and meeting point of the 5 valleys is a well-known centre for arts and crafts as well as its weekly Farmers Market just along from our office; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 3 major supermarkets including Waitrose and Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including, Stroud Valley Primary School which is just along the road. Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away.

## PORCH

Double glazed entrance door & window. Door into...

## HALLWAY

Double glazed & frosted entrance door, stairs to first floor with useful recess beneath and a radiator.

## CLOAKROOM

Low level WC, pedestal wash hand basin, heated towel rail, double glazed & frosted window to front and a radiator.

## KITCHEN/BREAKFAST ROOM

15'1" x 10'10" (4.6 x 3.3)

Good range of wall, floor & draw kitchen units, roll-top work surfaces, sink with mixer tap, space for dishwasher, range cooker & fridge/freezer, built-in washing machine, extractor fan, splash back tiling, tiled floor, radiator, breakfast bar island and double glazed windows to front & side.

## LIVING ROOM

17'5" x 13'5" (5.3 x 4.1)

Double glazed sliding door to conservatory, double glazed window to rear & side with views and a radiator.

## CONSERVATORY

11'10" x 7'7" (3.6 x 2.3)

Double glazed throughout, views, wooden flooring and doors to patio & rear garden.

## INNER HALL

Double glazed window to rear

## FIRST FLOOR LANDING

Double glazed window to side, radiator, built-in cupboard and access to loft space. The loft is boarded, has lighting, insulated and accessed via pull down ladder.

## BEDROOM ONE

13'5" x 7'10" (4.1 x 2.4)

Double glazed window to rear with views, radiator and built-in mirrored wardrobes.

## ENSUITE

Low level WC, pedestal wash hand basin, shower cubicle, shower of mains, chrome effect heated towel rail, double glazed & frosted window to front, extractor fan, splash back tiling and tiled floor.

## BEDROOM TWO

12'10" x 8'6" (3.91 x 2.59)

Double glazed window to front and a radiator.

### BEDROOM THREE

10'2" x 7'3" (3.1 x 2.2)

Double glazed window to rear with views and a radiator.

### BEDROOM FOUR

12'8" x 8'9" (3.86 x 2.66)

Double glazed window to rear with views, radiator and access to roof space. The roof space houses a Valiant combination boiler and has lighting.

### BATHROOM

WC, vanity sink, bath with mixer tap & shower hose, shower cubicle, shower of mains, splash back tiling, vinyl flooring, extractor fan and a traditional heated towel rail.

### EXTERIOR

#### REAR GARDEN

There is patio area accessed via the conservatory with views. Steps lead down to the main garden. The garden is mainly laid to lawn. Further benefits include patio area, stone chipping areas, fence/brick borders, outside light, outside tap, water butt, access to cellars, gated side access, greenhouse and various bedding areas. There is open fields behind the garden.

### CELLAR 1

26'4" x 6'9" (8.02 x 2.07)

### CELLAR 2

16'8" x 13'1" (5.09 x 4.00)

Power & light.

### FRONT GARDEN

Stone chipping area with planting and outside light.

### OFF-STREET PARKING

Driveway parking for 2 vehicles.

### COUNCIL TAX

The council tax band is D

### TENURE

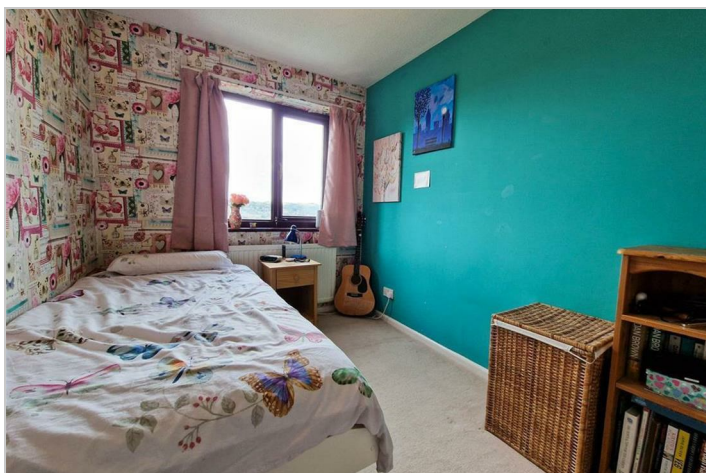
Freehold

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### FREE VALUATIONS

If you are impressed with our details & service and 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.





Road Map



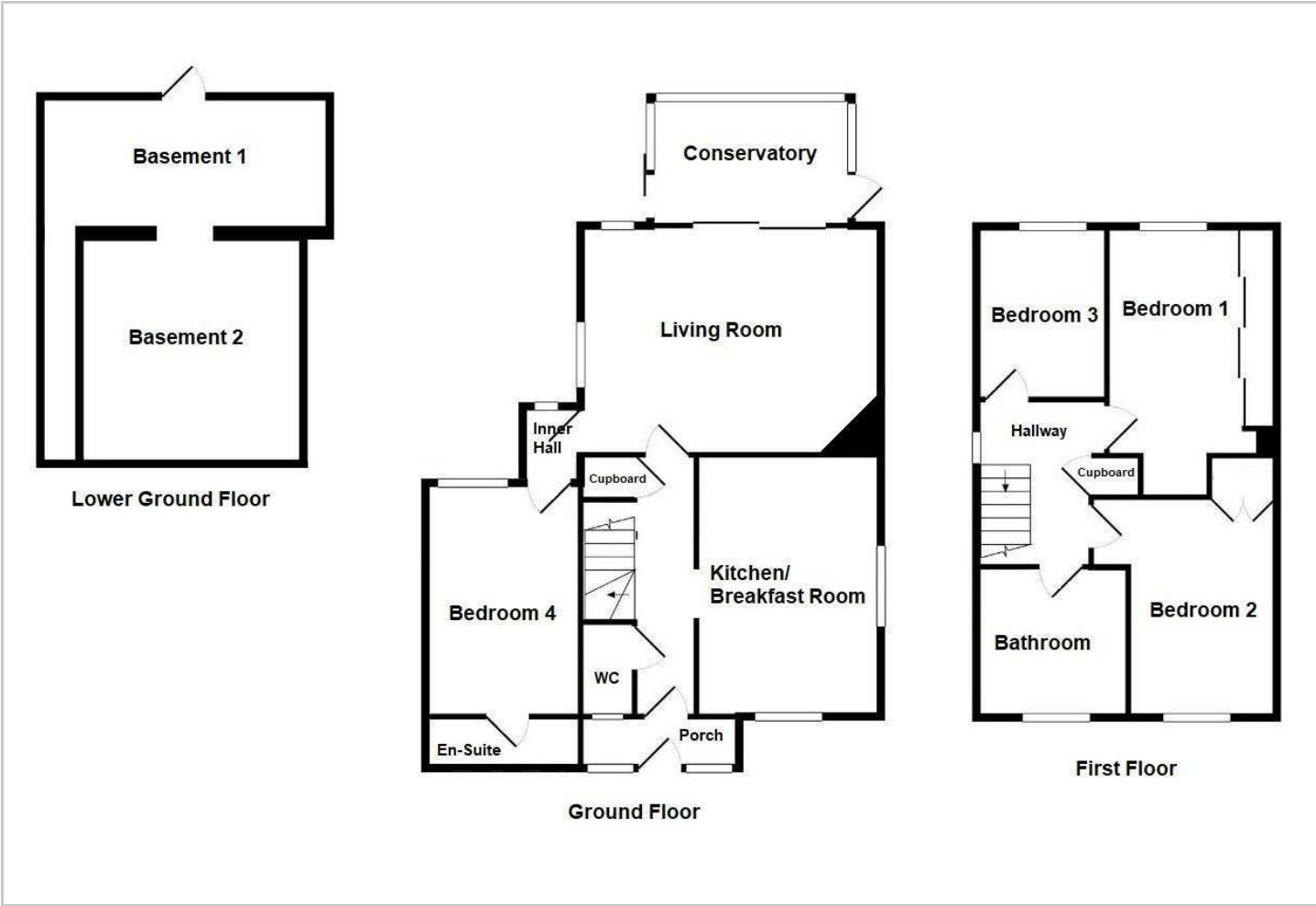
Hybrid Map



Terrain Map



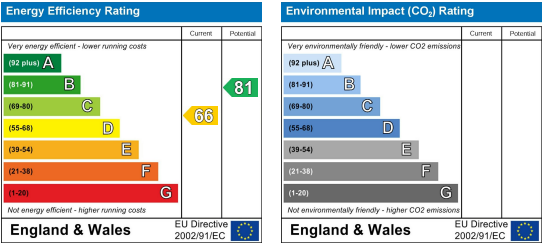
Floor Plan



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.