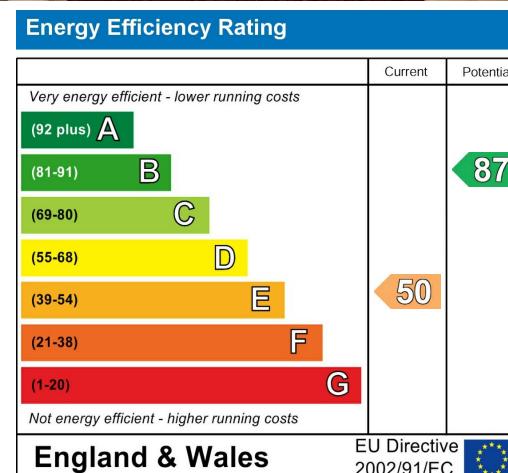
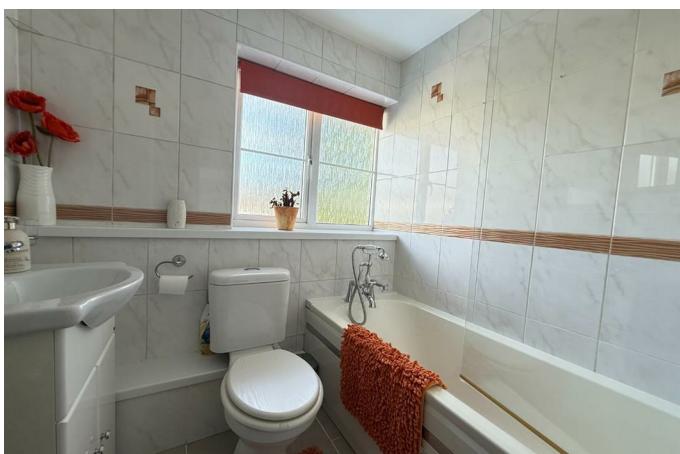




**HUNTERS®**  
HERE TO GET *you* THERE

**Bisley Road, Stroud | Open To Offers £325,000**  
**Call us today on 01453 764912**



### 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.

**Open To Offers. No Chain!** Hunters Stroud are delighted to offer this flexible 2/3 bedroom end of terrace property within the grounds of Stone Manor which is within walkable distance of the town centre. The property has the benefits of a conservatory which has been added and a useful loft space. Internally comprising an entrance hall leading to a sitting room with woodburning stove. The kitchen breakfast room has ample storage and leads through to the conservatory. To the first floor a landing leads to the master bedroom with fitted wardrobes, bedroom 2 with opening into bedroom 3 which is currently showing/used as a dressing room. The third bedroom/dressing room, can easily be separated completely from the second bedroom , as the existing door to the landing is still there. There is also a narrow staircase and large loft hatch which leads into an attic area. Parking is in front of the property for two cars with further parking available around.

There is no onward chain and viewings come highly recommended.

#### Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you 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.

#### Amenities

Stone Manor is a popular development which is just around a mile from the centre of Stroud. The centre of Stroud is therefore easily accessible with a number of residents walking to town on a day to day basis. It is also accessible to open countryside beyond the town limits, with local walks to areas such as the Heavens, being an ever popular pursuit for many. Stroud itself has comprehensive leisure and shopping facilities as well as a mainline rail link to London Paddington. There is also a Waitrose, Tesco and Sainsbury's to choose from, whilst Junction 13 of the M5 is only a few miles distance too.

#### Hallway

Staircase to 1st floor, shoe cupboard, high level meter cupboard, double glazed front door.

#### Sitting Room

14'8" x 14'2"

Double glazed windows, storage heater, dado rail, coving, under stairs cupboard with light and power. Wood burner.

#### Kitchen

15'0" x 7'9"

A selection of gloss white wall and base units with worktops over. Built-in electric oven, hob and extractor hood.

Plumbing for washing machine, stainless steel sink, glazed display cabinets, recessed lighting, ceiling fan, tiled floor, storage heater, half glazed door to conservatory, half glazed door to hallway, double glazed window to the front.

#### Conservatory

14'1" x 9'8"

Double glazed French doors lead to the garden, tiled floor, air-conditioning unit, underfloor heating, two roof windows.

#### Landing

Doors lead to bedrooms and a bathroom, narrow staircase to the attic area via a large loft hatch. Storage heater.

#### Bedroom 1

12'9" min x 8'6"

Deep fitted wardrobes with hanging rails and shelves. Coving, electric panel heater, double glazed window.

#### Bedroom 2

8'8" > 5'5" x 10'2" > 5'9"

Double glazed window, storage sheet, cupboard over the stairs, distant view. >

#### Bedroom 3/Dressing Room

8'4" x 7'9"

A flexible room: currently laid out as a dressing room with fitted wardrobes and dressing table. Laminate flooring, double glazed window. Inside one of the wardrobe doors is the original doorway which leads to the hallway. To separate the room completely from the second bedroom, all you would need to do is block off the opening between the two rooms, and remove the wardrobes to expose the door onto the landing.

#### Bathroom

6'3" x 5'4"

Comprising a wash basin with vanity storage, WC, panel bath with telephone style taps and shower handset with additional electric shower over and glass shower screen. Opaque double glazed window, recessed lighting, heated towel rail, tiled floor.

#### Attic Area

15'4" x 9'7"

Approached via a narrow staircase, the attic area can be shut off from the landing via the large hatch. The attic area has access to eaves, base storage cupboards with worktop, storage heater, Velux window with blind, airing cupboard with hot water tank.

#### Outside

##### Parking

There is parking for two cars in front of the property either side of the door. Further parking is available in the area to the front.

##### Garden

Lead to patio and stones with stepping stones leading to the garden store/workshop. The store area has light and power and an attached log store area. There is an outside tap, Gateway to the parking area. The workshop/store is an irregular shape narrowing at one end.

##### 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.

##### Management Company

The management company is The Stone Manor Management Company Limited. There is an annual management charge (2024/2025 £800.68).

##### Tenure

Leasehold Length to be confirmed.

##### Council Tax Band

Band B

## Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



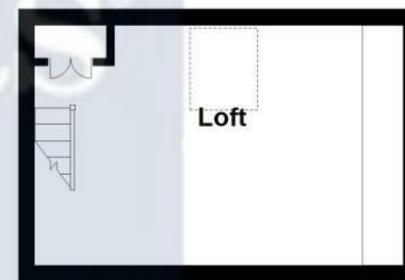
## First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



## Second Floor

Approx. 13.8 sq. metres (148.6 sq. feet)



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

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.

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