

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



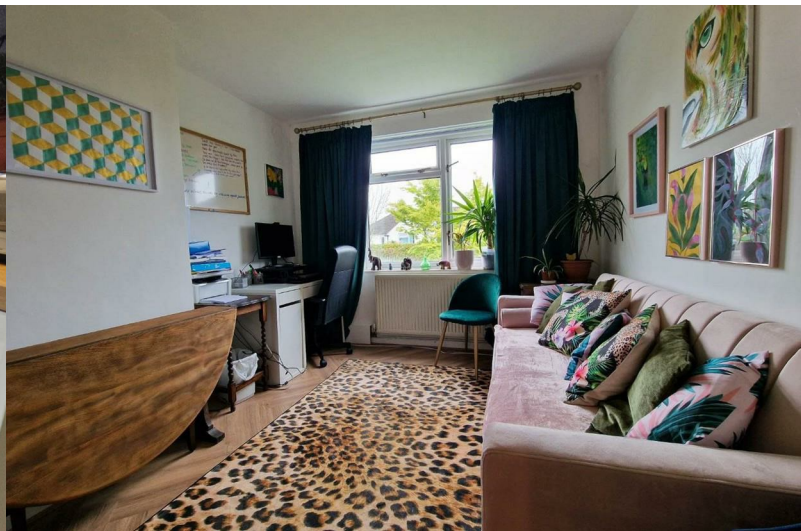
## The Square

Stroud, GL5 1SR

Asking Price £379,500



Council Tax: B



# 15 The Square

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## DESCRIPTION

Hunters Estate Agents Stroud are delighted to offer this 3 bedroom semi-detached family home on The Square which is a small close located around a small green and located in an elevated position in Stroud. The property comprises of an entrance hall, living room, dining room, rear lobby with storage and a newly fitted ivory coloured kitchen with ample storage cupboards to the ground floor. The first floor has a bathroom, separate WC and 3 bedrooms. Further benefits include good sized garden, gas central heating, parking & views.

## AMENITIES

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. Stroud is served by 3 major supermarkets - Waitrose, Sainsburys & 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 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

## ENTRANCE HALL

Double glazed entrance door, stairs to first floor and a radiator.

## LIVING ROOM

11'11" x 9'11" (3.63m x 3.02m)

UPVC double glazed window to front with views, radiator and phone point. Opening to kitchen.

## DINING ROOM

13'10" x 10'11" (4.24m x 3.33m)

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

## KITCHEN

10'11" x 6'7" (3.33m x 2.01m)

A newly fitted Wren kitchen in an ivory shaker style with oak effect square edged worktops. Plumbing for washing machine, space for an electric cooker, gas cooker point, one and a half bowl stainless steel sink with mixer tap, large double glazed window, opening into sitting room, larger cupboard with double power point and space for a refrigerator, door to rear lobby. Please note if the vinyl floor in the kitchen is not down when you view it will be shortly.

## REAR LOBBY

Door to the garden & under stairs cupboard housing a Worcester combination boiler, double power point and space for a freezer.

## FIRST FLOOR LANDING

UPVC double glazed window to rear, radiator and access to loft space.

## BEDROOM 1

13'5" x 10'11" (4.11m x 3.33m)

UPVC double glazed window to front with views, radiator and built-in wardrobe.

## BEDROOM 2

11'6" x 9'10" (3.51m x 3.02m)

UPVC double glazed window to front with views, radiator and built-in wardrobe.

Tel: 01453 764912

### BEDROOM 3

10'11" x 7'1" (3.33m x 2.16m)

UPVC double glazed window to rear and a radiator.

### BATHROOM

6'9" x 4'5" (2.06m x 1.35m)

Sink with mixer tap, Paneled bath, Mira shower, heated towel rail, extractor fan, vinyl flooring, splash back tiling and a UPVC double glazed & frosted window to side.

### WC

Low level WC, sink with mixer tap, splash back tiling, vinyl flooring and a UPVC double glazed & frosted window to side.

### OUTSIDE

#### FRONT & REAR GARDEN

The rear garden is mainly laid to lawn. Further benefits include hedged/fenced borders, bedding areas, concrete hard standing and outside tap.

The front garden is mainly laid to lawn. Further benefits include bedding areas and hedged borders.

#### OFF-STREET PARKING

Parking for 2+ vehicles.

### TENURE

Freehold

### COUNCIL TAX BAND

The council tax band is B.

### 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.

### HUNTERS STROUD WIN GOLD AGAIN!

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! 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.



Road Map



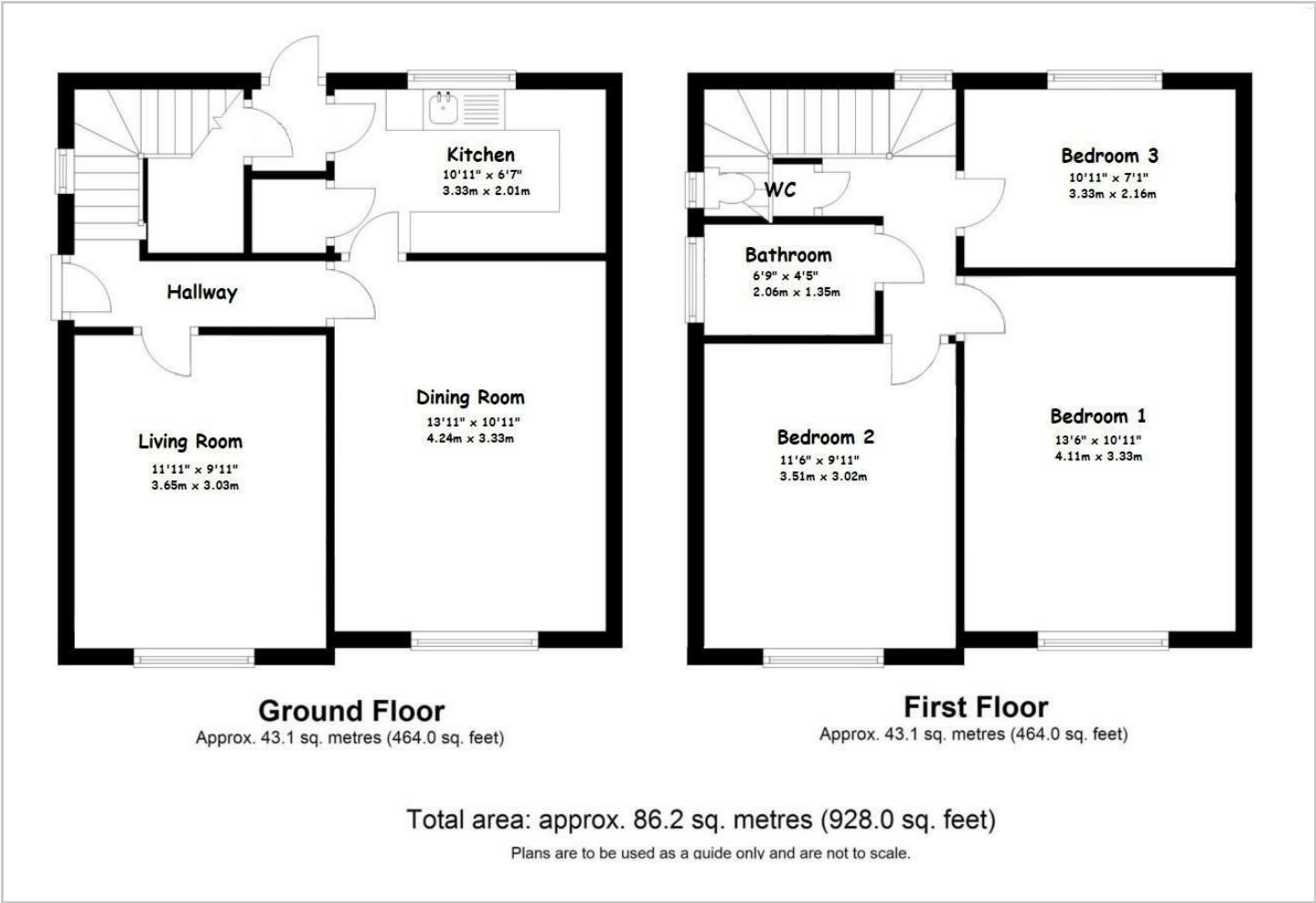
Hybrid Map



Terrain Map



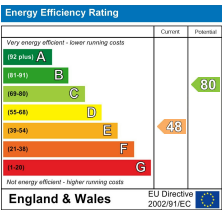
Floor Plan



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.