

# HUNTERS<sup>®</sup>

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## Beards Lane

Stroud, GL5 4HD

£390,000



Council Tax: B





# Glenville Beards Lane

Stroud, GL5 4HD

£390,000



## Description

Welcome to this charming semi-detached period house for sale, beautifully presented and in good condition. This house is a delightful home with character and a touch of charm that makes it truly unique.

The property features three bedrooms and a good-sized bathroom, complete with a bath and stand-alone shower. The bathroom is just perfect for relaxing after a long day or preparing for the day ahead.

At the heart of the house, you'll find a modern kitchen with built-in larder cupboard and a breakfast area. There is also a light and bright boot room running alongside. The living space in this house is characterful and versatile, boasting two reception rooms which you could switch around if you fancy the sitting room to the front with dining room alongside the kitchen. It's the perfect environment for entertaining guests or enjoying a quiet night in. One of the unique features of this house is the delightful fireplace and wood burner that adds a cosy feel to the home. The property also benefits from a lovely garden that backs onto school fields, offering a peaceful and private outdoor space. Located in a sought-after location, this house enjoys proximity to local amenities and schools. This house is not just a place to live, but a place to call home. With so much to offer, this property won't be on the market for long. Come and see for yourself the charm and character of this lovely home.

## 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

## Directions

From the centre of Stroud take the A419 Cainscross road and turn right into Beards lane just by Stroud High School for Girls. The property is along on the right hand side.

## Dining Room

12'1" x 11'9" max (3.68m x 3.58m max)

Wood burner, double glazed window, composite double glazed front door, double radiator.

## Sitting Room

12'0" max x 10'3" (3.66m max x 3.12m)

Feature Bench seat with recesses and under seat cupboards. Cast iron fireplace with tiled inserts, wooden mantle, ceiling cornice, consumer unit fitted in 2024. Double glazed window to the rear, double radiator. Stairs to 1st floor.

## Kitchen

13'1" x 6'3" (3.99m x 1.91m)

In a shaker style newly fitted with extractor, ceramic hob, oven, space for a slimline dishwasher, Belfast sink, space for fridge freezer, small breakfast bar, built-in pantry, Plynth mounted fan heater.

## Side Lobby/Boot Room

13'7" x 5'1" (4.14m x 1.55m)

Recently finished with double glazing and a double glazed door, power and light, plumbing for washing machine.

Tel: 01453 764912

### First Floor Landing

Stripped and sealed floorboards, double radiator, staircase to attic bedroom and doors to bedroom one, two and the family bathroom.

### Bedroom 1

12'0" x 10'2" (3.66m x 3.10m)

Stripped and sealed wooden floorboards, double glazed window to the front, picture rail, double radiator.

### Bedroom 3

12'1" x 7'3" (3.68m x 2.21m)

Stripped and sealed wooden floorboards, picture rail, double glazed window.

### Family Bathroom

13'1" x 6'3" max (3.99m x 1.91m max)

With suite comprising a shower cubicle with Triton electric shower, panelled bath with tiled splash backing, WC, pedestal wash basin, two double glazed windows, loft hatch, airing cupboard with gas combination boiler, double radiator.

### Top Floor

### Bedroom 2

11'3" x 10'3" (3.43m x 3.12m)

Two Velux windows looking over school playing fields, double radiator, double glazed window to the side and access into the eaves for storage.

### Outside

### Front Garden

The front garden is laid to paving within a hedge and picket fenced surround with gate to match.

### Rear Garden

To the rear, a good size garden with pathway leading to the end of the garden. There are two gates to the side of the property, deep flower and shrub beds also incorporating fruit bushes and a patio area opposite for a barbecue. In front of the shed is a grassed area of garden to the right, and a large shed to the rear corner.

### Tenure

Freehold

### Council Tax Band

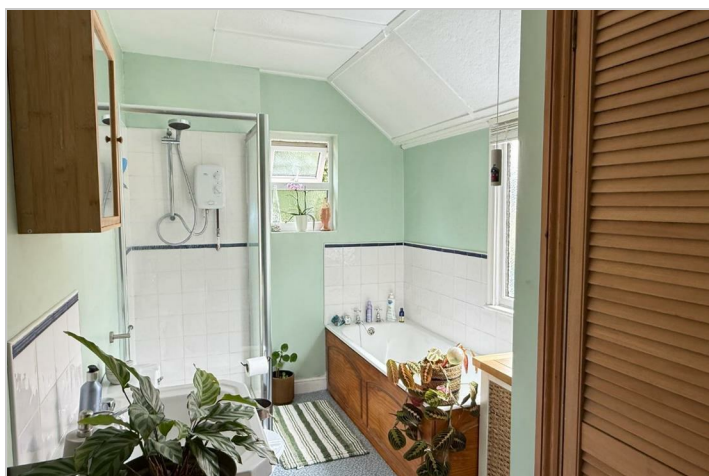
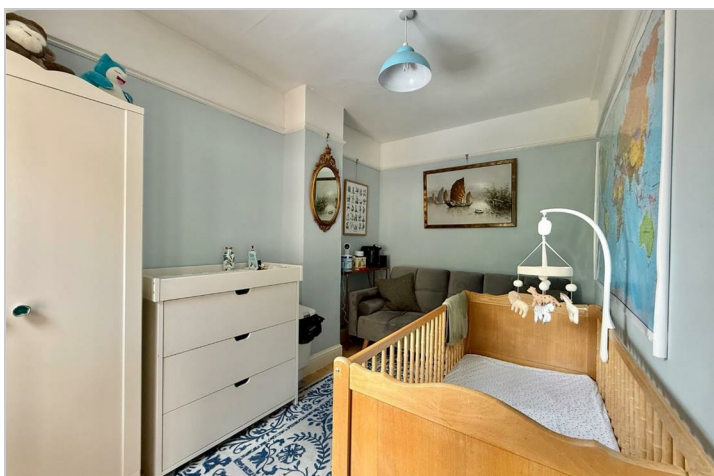
Band B

### 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.





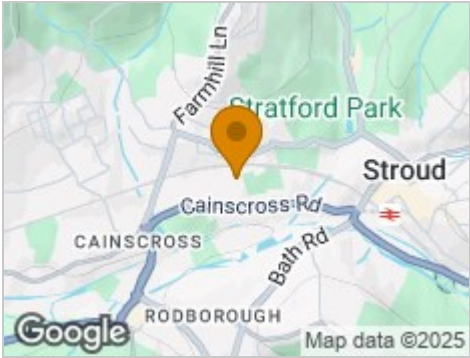
Road Map



Hybrid Map



Terrain Map



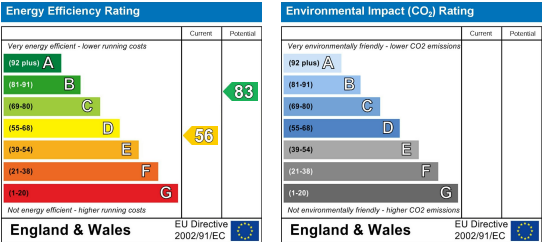
Floor Plan



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.