

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westward Road

Cainscross, Stroud, GL5 4JA

Asking Price £450,000



Council Tax: D





# 82 Westward Road

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Asking Price £450,000



## Amenities

Cainscross bordering Ebley is located in a well respected and preserved residential area where there are a range of cafés, and a well stocked local shop. There are a range of local educational options and the area is particularly popular with those who attend Marling Grammar school for boys and Stroud High school for girls, as students often walk to and from these schools. Independent schools Wycliffe & Beaudesert Prep are also nearby. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction. The canal side cycle route into town is also a highly appreciated facility while there is also of supermarkets locally, as well as Junction 13 - M5. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various various performance events at the Subscription Rooms and exhibitions at The Museum in the Park nearby. Ebley Warf enjoys cafes, a wine bar and hairdressers etc. In this location you can enjoy the peaceful canal walk, children's play spaces and local countryside walks on the doorstep.

## Directions

From Stroud take the A419 past Marling School over the roundabout onto the Westward Road. The property is on the right opposite Frome Gardens.

## Hallway

A good sized hallway with staircase to the first floor, tiled flooring, wooden front door with glass panels, under stairs cupboard with small window, radiator.

## Sitting Room

Gas fire set to chimney breast, picture rail, radiator, coving, double glazed window to bay.

## Dining Room

Double glazed door and glass panel into the rear garden, picture rail, coving, coal effect gas fire set to chimney breast with wooden mantle surround, two radiators, serving hatch into kitchen.

## Kitchen

A range of built-in wall and base units with worktops over. Built-in oven and grill, 4 ring gas hob with extractor hood over, cupboard with gas fired boiler, 2 1/2 bowl sink, 2 double glazed windows to the side.

## Utility

Stable door to garden, tiled floor, plumbing for washing machine. Door to WC.

## WC

With a low level WC.

## First Floor landing

Double glazed window to the side aspect, dado rail, airing cupboard with hot water cylinder, picture rail, door with staircase behind leading to the attic area.

## Bedroom 1

Double glazed window to the front enjoying views towards Selsley, coving, picture rail, radiator, fitted wardrobes, one with wash basin and light built in.

## Bedroom 2

Double glazed window to rear garden, double radiator.

### Bedroom 3

Double glazed window overlooking the garden, radiator, wardrobe and dresser unit included, wall shelves.

### Bathroom

A coloured four piece bathroom suite comprising a panelled bath, bidet, WC, pedestal wash basin, radiator. Partly tiled walls, double glazed window to the front, shaver light and point, wall heater, eyeball spotlighting.

### Attic Area

A great additional space with two roof windows, access to eaves areas.

### Outside

#### Front Garden

Laid to grass and set behind a stone wall. The driveway leads in front of the house and to the side to meet double drive gates. The driveway then continues into the garden to meet the detached garage. Storm porch over door with power point within.

### Detached Garage & Driveway

With up and over door and fixed windows. Ample driveway parking for several cars.

### Rear Garden

A block paved patio can be found adjacent to the property with tall gates leading to the driveway. The driveway continues to meet the detached garage which is within the rear garden. The bulk of the garden is laid to lawn with stepping stones, a variety of shrubs and plants. Also, a greenhouse and a side pathway with outside tap. A mature garden which offers a good deal of privacy.

### Tenure & Notes

Freehold. The owner of the land behind has right of passage on foot across the garden to inspect their land to the rear of the garden.

### 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.

### Council Tax Band

Cainscross Parish Band D





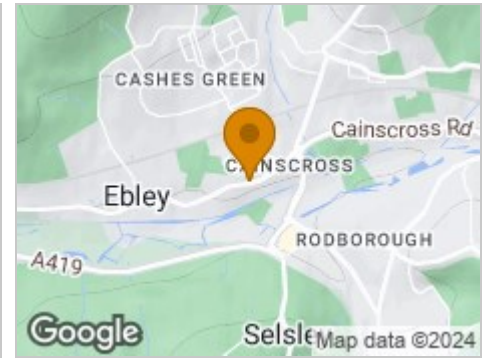
## Road Map



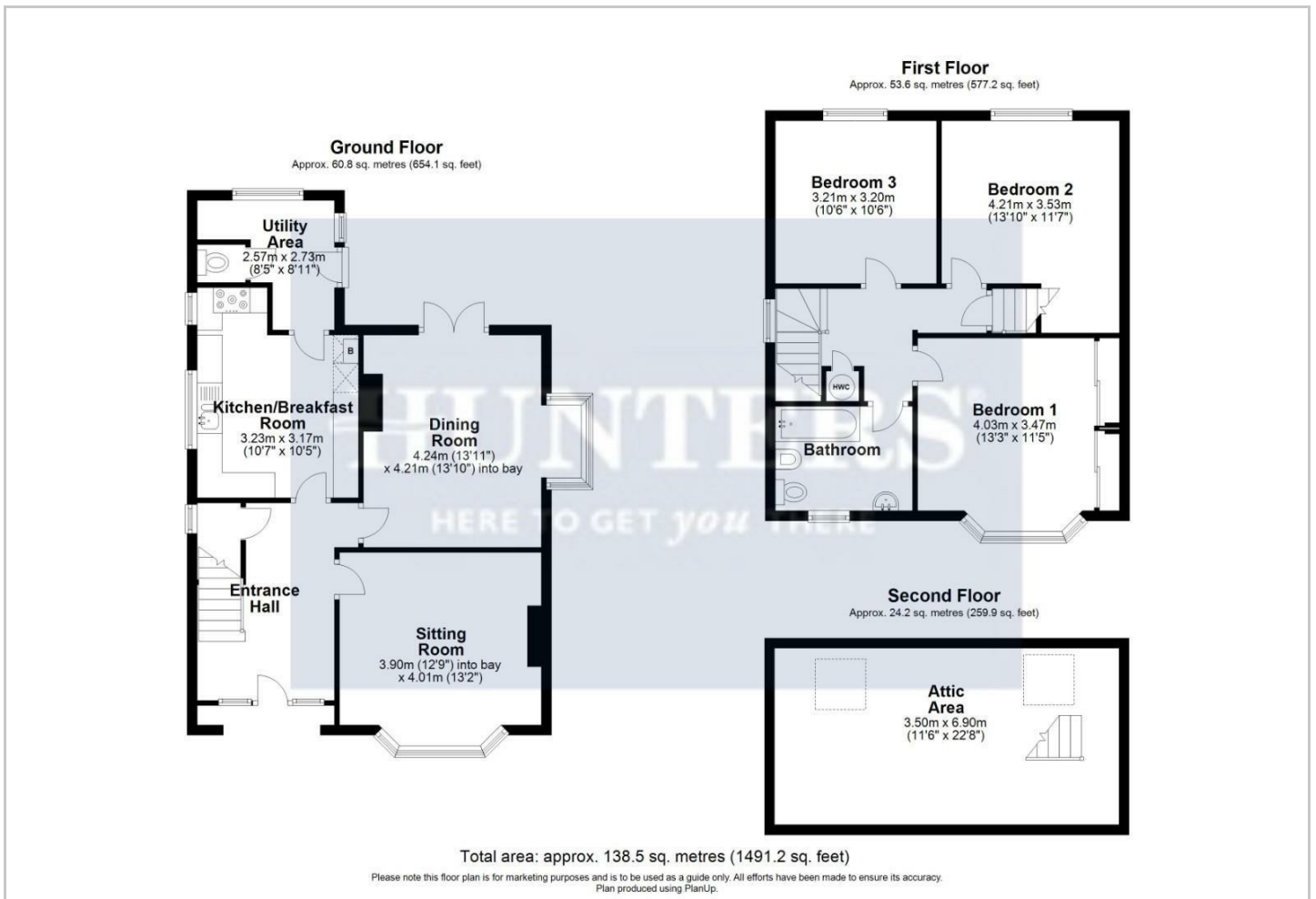
## Hybrid Map



## Terrain Map



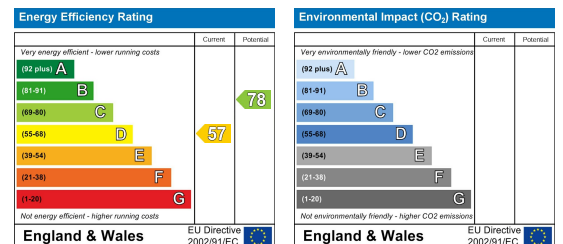
## Floor Plan



## 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.