



HUNTERS
HUNTERS.COM 01453 764912
FOR SALE
BOOK A VIEWING

28

Mosley Crescent, Stroud, GL5 4LT

£289,950



A 3 bedroom semi detached house with driveway parking for several cars and a large garden to the rear. An ideal home if you're looking for a three good sized bedrooms and a large garden. The property briefly comprises an entrance porch, sitting room with gas fire, kitchen dining room and shower room. To the first floor. There are three double bedrooms. the large garden also benefits from a very useful block built workshop/store.



Hunter GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! 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 for a free valuation.

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 a range 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.

Entrance Porch

Door leading to hallway.

Hallway

Radiator, staircase, double glazed door to porch.

Sitting Room 13'5" x 13'1"

Effect, gas fire with mantle and hearth, decorative arches either side, double glazed window to the front aspect, double radiator, under stairs cupboard, door to kitchen dining room.

Kitchen Dining Room 12'6" x 10'3"

A selection of wall and base units with worktops over. Single bowl sink, space for refrigerator, extractor hood, space for a slot in electric cooker, radiator, two double glazed windows, one fixed window into the garden, door to shower room and a double glazed door to the rear garden.

Shower Room 10'2" x 4'9"

Comprising a shower cubicle, wash basin with worktop and storage cupboards, wall cupboards, WC, opaque double glazed window, coving, white heated towel rail.

First Floor Landing

Bedroom 1 18'1" max >14'7" x 11'4"

A good sized room. Radiator, coving, double glazed window to the front aspect, curtain fronted wardrobe recess with hanging rails, shelf and gas fired boiler.

Bedroom 2 12'3" x 9'3"

Double glazed window to the rear, radiator, coving.

Bedroom 3 9'0" x 8'2"

Double glazed window to the rear, radiator, coving.

Outside

Front Garden/Driveway

A gated access leads via a brick driveway to the side of the house. There are flowerbeds and a shingle area.

Rear Garden

A large garden lead to grass with gate to driveway and concreted area. To the left a playhouse, a small shed, a larger block built store/workshop with light and power and openable windows to both sides. There is also plumbing for a washing machine, worktop and space for a tumble dryer. A central patio leads on through a gate into the second half of the garden with raised planters and flower and shrub beds.

Tenure

Freehold

Council Tax Band

Cainscross Parish 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.

Tenure: Freehold
Council Tax Band: B

Ground Floor

First Floor



Total area: approx. 81.3 sq. metres (875.0 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.

- 3 Bedroom
- Semi Detached House
- Off Road Parking
- Kitchen Dining Room
- Shower Room/WC
- Large Garden
- Sitting Room
- Workshop/Store
- EPC Band C (69)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.