



Graces Field,  
Stroud,  
GL5 4EN

£337,500



A 3 bedroomed semi-detached house located in a small close to the left of graces field as you enter. Boasting parking for two cars and an enclosed west facing garden. Accommodation can be found over three floors: To the ground floor an entrance hall, WC, kitchen with some built-in appliances and lounge to the rear overlooking the garden. To the first floor, 2 bedrooms and the family bathroom. To the top floor a master bedroom with an ensuite shower room. There is a solar panel on the roof, and parking is found directly to the front of the house facing you. The property is ideally placed within walking distance of the out-of-town Tesco store, Stratford Park and college. Viewings by appointment only.



## 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, proceed along Russell Street into Rowcroft. Turn right onto the A46 Merrywalks and turn left at the roundabout proceeding to the next roundabout. Proceed past Tesco straight over onto the Stratford road, The turning into Graces Field, then left into the close where the property can be found ahead of you to the right hand side

## Hallway

Radiator, double PowerPoint, telephone point, wood effect vinyl flooring.

## WC

Pedestal wash basin, WC, radiator, opaque double glazed window.

## Kitchen Dining Room 15'0" > 6'0" x 10'4" >6'9"

A white gloss range of wall and base units with worktops over. Built-in electric oven, gas hob, extractor, plumbing and space for a dishwasher and washing machine, one and a half bowl stainless steel sink, double glazed window to the front aspect, recessed lighting, under stairs cupboard with light, double radiator, double glazed window to the side double doors into the sitting room.

## Lounge 13'6" x 12'4"

Double glazed French doors with additional glass panels and windows either side looking onto the garden. Telephone point, 2 radiators.

## First Floor Landing

Radiator, tall storage cupboard, doors leading to bedrooms and bathroom.

## Bedroom 2 13'5" x 9'5"

Double glazed window to the rear garden, radiator, telephone point.

## Bedroom 3 11'0" > 7'2" x 11'7" > 4'9"

Double glazed window to the front, radiator, telephone point. Two double glazed windows, radiator, cupboard with hot water cylinder and solar panel controls, secondary cupboard with gas fired boiler.

## Bathroom 7'2" x 5'9"

Comprising a panelled bath with mixer tap and shower handset, WC, pedestal basin, shaver point, extractor, recessed lights, radiator, opaque double glazed window.

## Top Floor

### Master Bedroom 20'9" > 13'0" x 10'3"

Double glazed window with distant view over rooftops towards countryside. Two double radiators, eaves storage, loft hatch, door to ensuite shower.

### En-Suite Shower Room

Comprising a corner shower, pedestal wash basin, WC, roof window, double radiator, shaver point, recessed lighting and extractor.

## Outside

### Front

Laid to shrubs, canopy porch, shared side pathway to gate into the garden, gas and electric meters to the side of the house.

### Parking

There are two parking spaces side-by-side opposite the house.

### Rear Garden

Laid to grass with patio area and a wide pathway leading to the shed. There is a side access gate, crab apple tree, shrubs.

## 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.

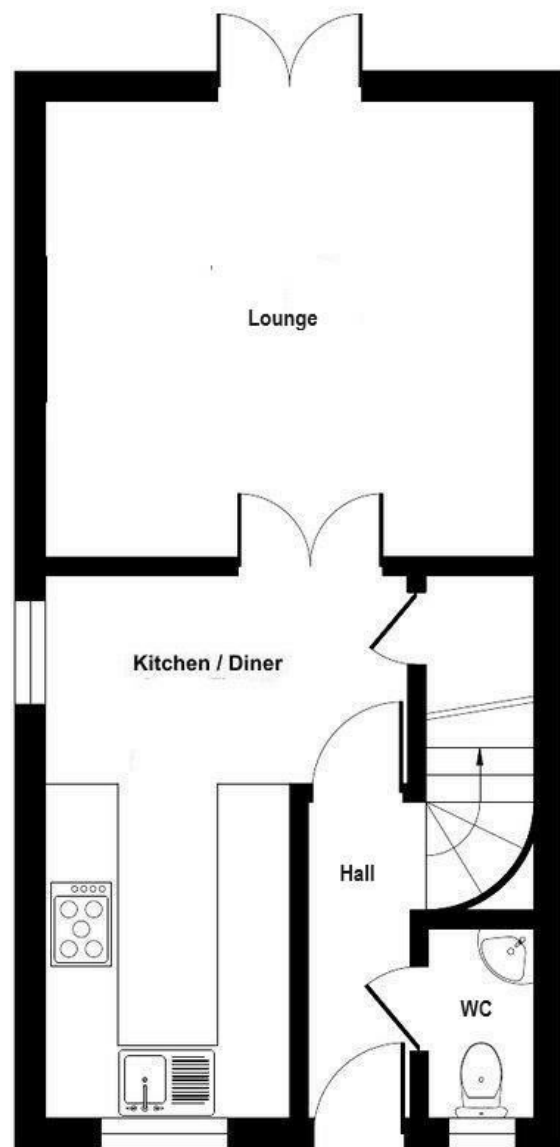
## Tenure

Freehold

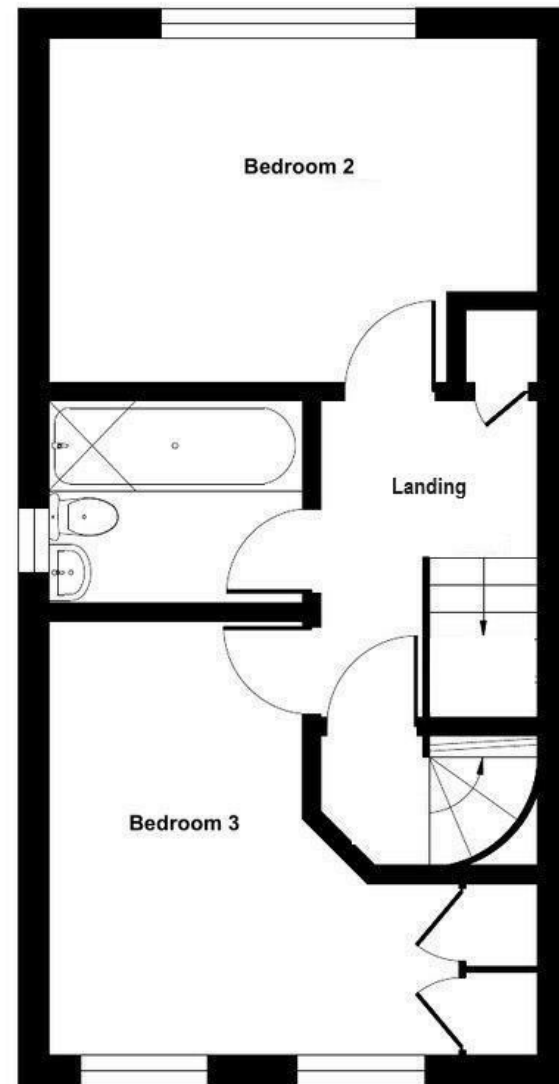
## Council Tax Band

Stroud Town Band C

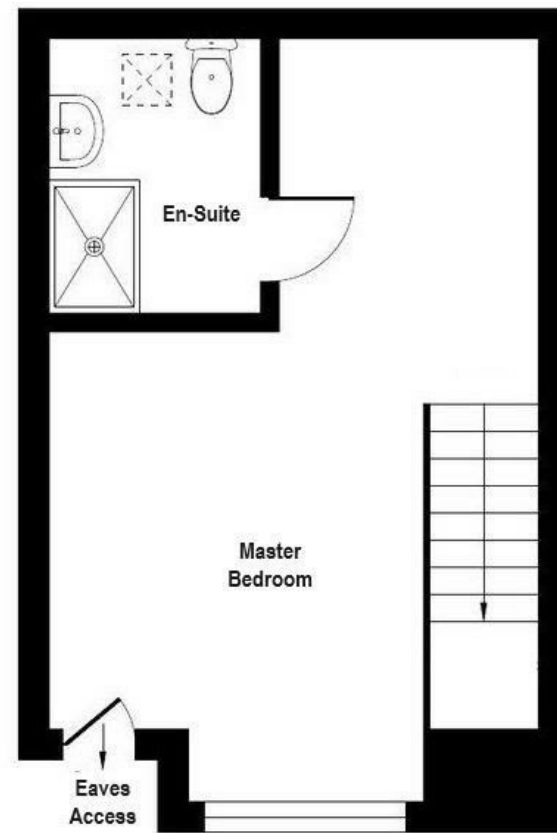
Tenure: Freehold  
Council Tax Band: C



GROUND FLOOR



FIRST FLOOR



TOP FLOOR

- 3 Bedrooms
- Master Bedroom With Ensuite
- Garden With Westerly Aspect
- Parking For 2 Cars
- Kitchen Dining Room
- Lounge Overlooking Garden
- Down Stairs WC
- EPC Band C (78)
- Semi-Detached House

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>87</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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.