

# HUNTERS®

HERE TO GET *you* THERE



## Bath Road

Stonehouse, GL10 2JS

Guide Price £575,000



Council Tax: C



# 554 Bath Road

Stonehouse, GL10 2JS

Guide Price £575,000



## Amenities

Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.

## Directions

Located circa 3 miles from Stroud. Proceed out of Stroud onto the Cainscross Road, at the roundabout take the 2nd exit onto the Westward Road. Go past Frome Gardens and continue onto the Ebley Road. At the Horse Trough roundabout, take the 3rd exit onto the Bath Road. The property will become visible just after the Pearcroft Road turning on the right.

## Entrance Hallway

Staircase with under stairs cupboard, Wi-Fi controlled electric heater, tiled floor, recessed lights.

## Extended Sitting Room

17'0" x 11'9" (5.18m x 3.58m)

Wood burner to chimney breast, exposed stone wall feature, double glazed window to the front, original exposed beams, engineered oak flooring.

## Dining Room

17'4" x 8'1" (5.28m x 2.46m)

Storage heater, recessed lights, wall lights, double glazed French doors to garden. Opening into the kitchen breakfast room.

## Kitchen Breakfast Room

13'1" x 13'0" (3.99m x 3.96m)

Boasting a selection of medium oak wall and base units with worktops over, display cabinet, wine rack. Appliances to include a built-in electric double oven and grill, gas hob with extractor and light over. Plumbing for dishwasher, one and a half bowl sink, Integrated freezer, recessed lighting, tiled floor,

exposed oak beams, opening to dining room, double glazed door to garden, door to inner lobby.

## Lobby

Electric Wi-Fi controlled heater, tiled floor, door to WC, doors to utility room and to the shop.

## WC

WC, wash basin, extractor, tiled floor.

## Utility Room

6'7" x 6'7" (2.01m x 2.01m)

Wall and base units with worktops, stainless steel sink, tiled splash-back, plumbing for washing machine with space for tumble dryer on top. Double glazed back door and window to garden.

## Shop

## Front Salon

12'1" x 12'0" (3.68m x 3.66m)

Curtain heater, workstations, double glazed window and door. barber chairs. Opening to middle salon area.

## Middle Salon

12'0" x 10'8" (3.66m x 3.25m)

Workstations, electric heater, opening to wash area.

## Salon Wash Area

11'2" x 8'7" (3.40m x 2.62m)

With 3 wash basins, shelves and cupboards.

## Split Level landing

Double glazed window to the front, coving, access to a loft which is partly boarded and insulated. Storage heater, airing cupboard with hot water cylinder and shelves.

## Master Bedroom

12'3" x 11'1" (3.73m x 3.38m)

Double glazed windows to the front, coving.

## Bedroom 2

11'6" to alcove x 11'3" (3.51m to alcove x 3.43m)

Double glazed window to the front, fitted wardrobes and dresser with matching drawer units and high-level cupboards and shelves.

### Bedroom 3

13'8" x 8'1" (4.17m x 2.46m)

Double glazed window to the rear, exposed floorboards, Wi-Fi controlled electric heater.

### Bathroom

11'4" x 8'8" (3.45m x 2.64m)

Boasting a 5 piece bathroom suite, comprising a WC, panel bath with tiled splash back, shower cubicle, his and her wash basins with storage beneath, frosted double glazed window, Wi-Fi controlled electric heater, recessed and spot lighting, Karndean flooring.

### Outside

#### Front Garden & Parking

A flint stone drive provides parking for one car with a hedge alongside and step leading to the front door of the property.

#### Further Parking

As well as the parking space to the front of the property, there is additional parking spaces to the rear of the garden for 2 to 3 cars.

#### Rear Garden

Adjacent to the property is a patio, outside light and side return leading to the front gate. A pathway continues along the rear of the house with outside power point and hot and cold water taps. A stepped pathway leads up to a lawn area with further paved area, shrubs and plants, power point and outside lighting. Stepping stones lead under a rose arbour to a

workshop/store. The workshop 11'6" x 8'2" has two double glazed windows and a half glazed door, access to loft storage, light and power. To the rear of the garden is a plastic shed with double doors and metal gate leading to the main parking area.

### Council Tax Band

Stonehouse Town Band C

### Tenure

Freehold

### Commercial & Residential EPC's

Commercial EPC Band C(71) <https://find-energy-certificate.service.gov.uk/energy-certificate/4540-5715-7075-0132-0827>

Residential EPC Band F(27) <https://find-energy-certificate.service.gov.uk/energy-certificate/2430-4108-1711-3460-6113>

### Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.



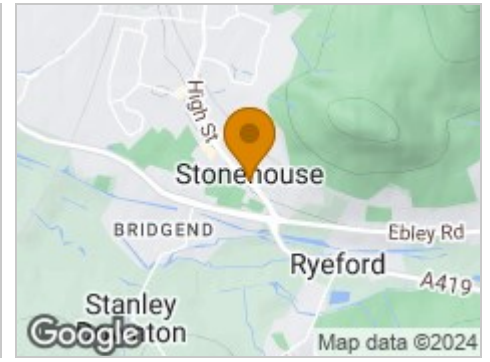
## Road Map



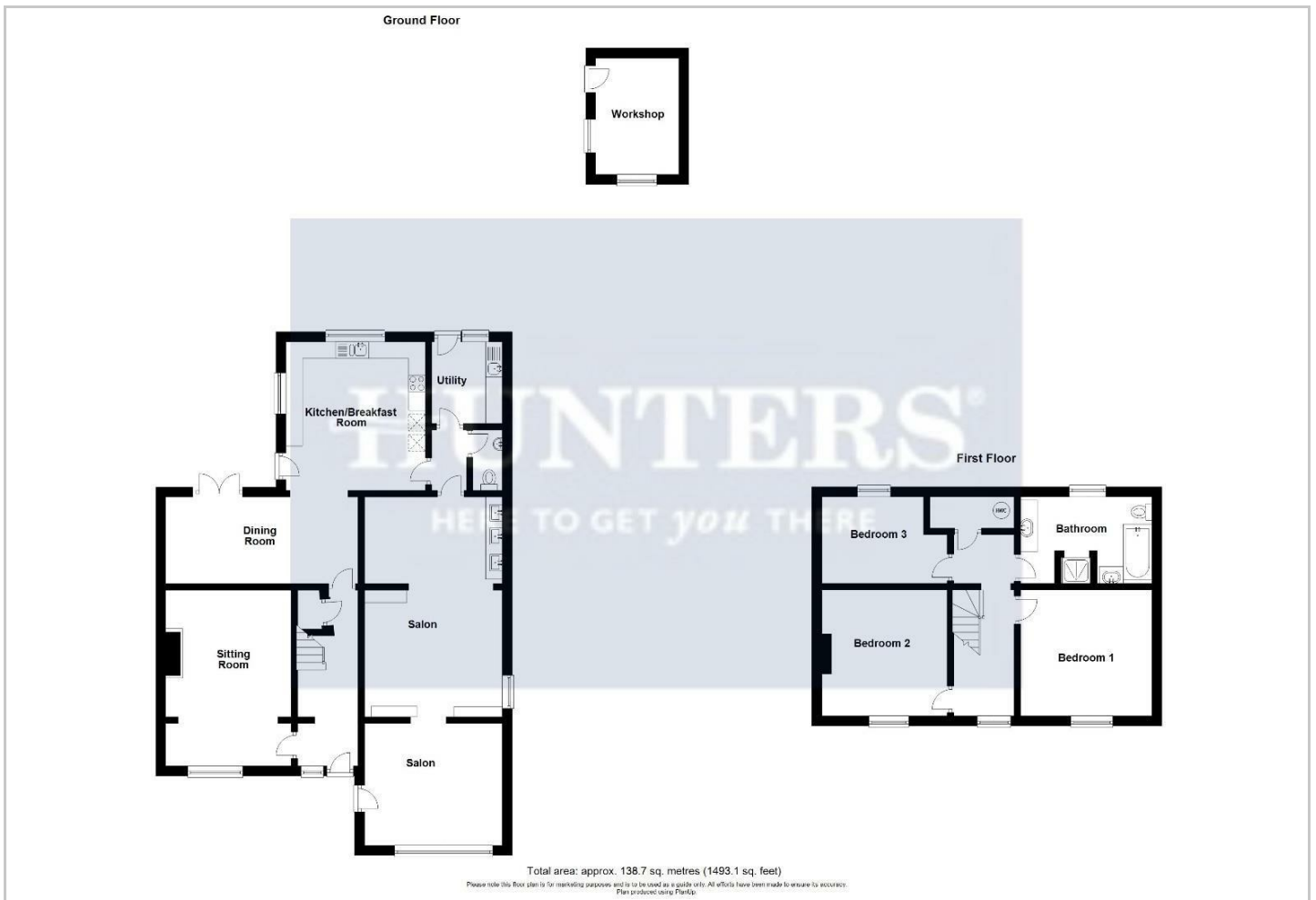
## Hybrid Map



## Terrain Map



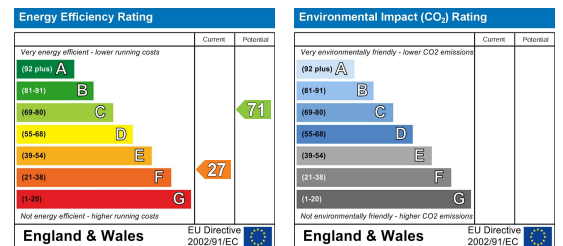
## Floor Plan



## 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.