



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Eros Close, Stroud | £445,000  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### 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.

**\*\* CHAIN FREE \*\*** Hunters Estate Agents are delighted to offer this extended corner plot 3/4 bedroom semi-detached family home located in a popular cul-de-sac location. The property comprises of an entrance hall, living room, dining room and kitchen/breakfast room to the ground floor. The first floor has master bedroom with en-suite, two further bedrooms, nursery/study/bedroom 4 and the family bathroom. Further benefits include large single garage, off-street parking, UPVC double glazing, central heating, wrap around garden and views.

#### SITUATION

Eros Close is a no through Road located just off the A46 in an elevated position. Convenient for Town, there is therefore easy access to the comprehensive shopping and leisure facilities with Stroud as well as the mainline rail link to London Paddington. Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. The highly respected Rodborough Community Primary School is also within typical walking distance on Rodborough whilst further on Marling Grammar School and Stroud High School for girls.

#### ENTRANCE HALL

UPVC double glazed entrance door & window, stairs to first floor, under stairs cupboard, radiator, tiled floor and a smoke alarm.

#### LIVING ROOM

20'9" x 12'4"  
UPVC double glazed bay windows & french doors, two radiators and TV points.

#### DINING ROOM

12'7" x 11'1"  
UPVC double glazed bay windows with blinds and a radiator.

#### KITCHEN/BREAKFAST ROOM

17'4" x 9'6"  
Good range of wall, floor & drawer kitchen units, roll top work surfaces, stainless steel drainer sink

with mixer tap, space for washing machine, cooker & fridge/freezer, radiator, tiled flooring, UPVC double glazed windows, wall-mounted Vaillant boiler and under stairs cupboard.

#### FIRST FLOOR LANDING

Cupboard containing hot water tank and access to loft space. The loft is boarded, carpeted, has power & lighting and accessed via pull-down ladder.

#### BEDROOM ONE

14'7" x 12'4"  
UPVC double glazed windows with views, radiator and TV point.

#### EN-SUITE

12'10" x 5'10"  
Low level WC, pedestal wash basin, shower cubicle, shower off mains, vinyl flooring, splash back tiling, radiator and a UPVC double glazed window with views.

#### BEDROOM TWO

10'10" x 11'1"  
UPVC double glazed bay window with blinds & views and a radiator.

#### BEDROOM THREE

9'6" x 8'2"  
UPVC double glazed window and a radiator.

#### NURSERY/STUDY/BEDROOM FOUR

8'11" max x 6'7"  
UPVC double glazed window and a radiator.

#### BATHROOM

Low level WC, pedestal wash basin with mixer tap, paneled bath, shower, heated towel rail, splash back tiling, vinyl flooring and a UPVC double glazed & frosted window.

#### EXTERIOR

The property benefits from front, side & rear gardens which wrap around the property. Benefits include lawned area, patio area, bedding areas, outside lighting, outside tap, shed, greenhouse, gated side access, access into garage and fenced/brick borders.

#### LARGE SINGLE GARAGE

Up & over door, power and window & door to side.

#### OFF-STREET PARKING

Off-street parking for 3+ vehicles.

#### TENURE

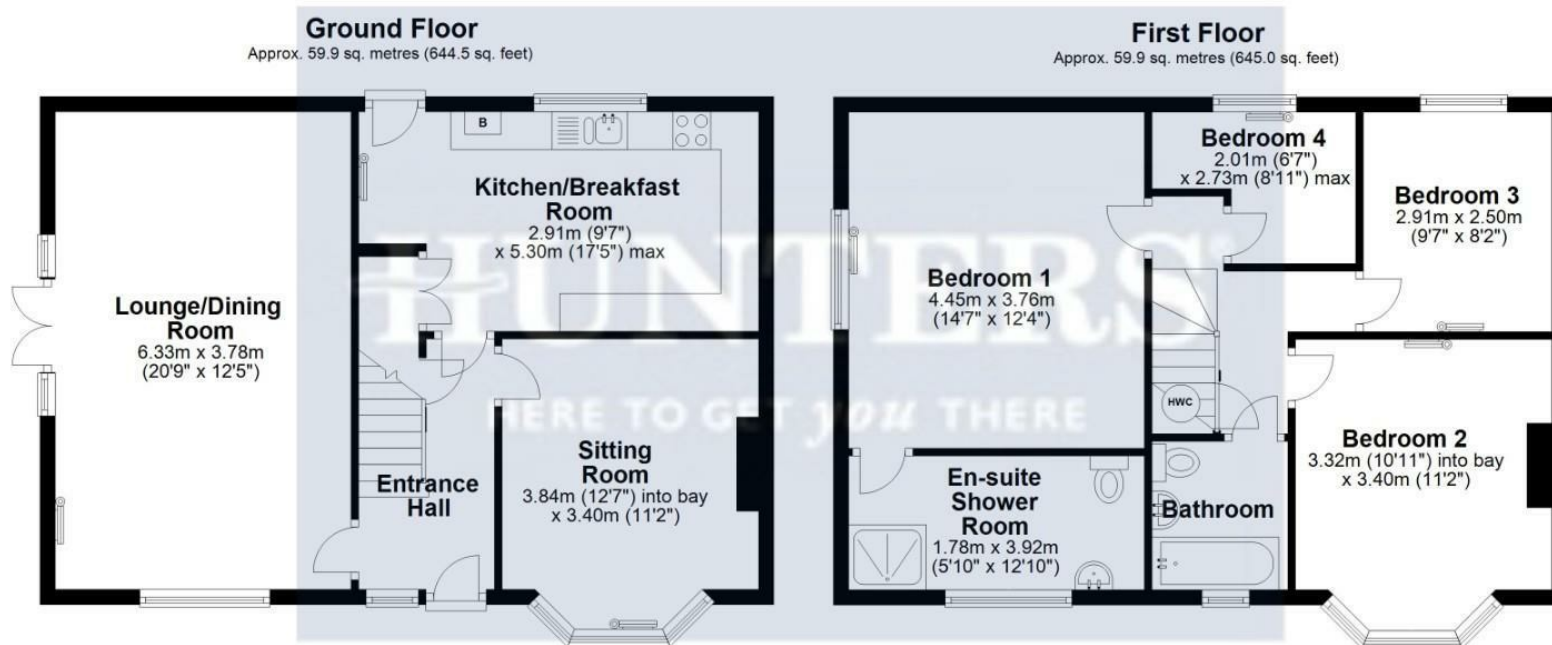
Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### 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.



Total area: approx. 119.8 sq. metres (1289.5 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.

**1 Eros Close, STROUD**

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.

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