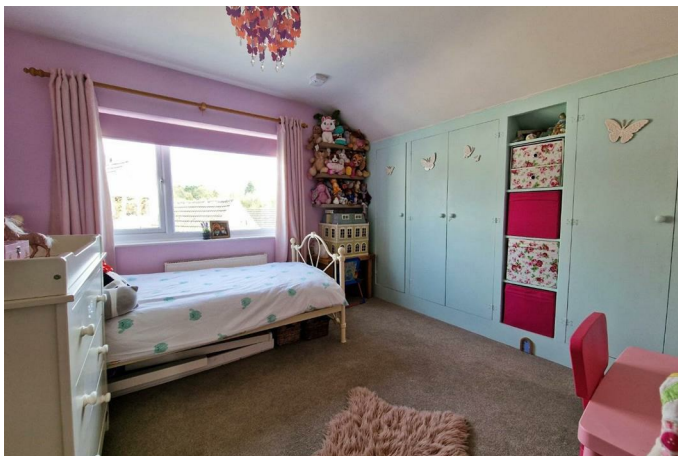




HUNTERS[®]

HERE TO GET *you* THERE

Gannicox Road, Stroud | £280,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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.



Hunters Estate Agents are delighted to offer this well-presented two bedroom semi-detached home located on a popular road in Stroud. The property comprises of an entrance hall, living room, kitchen/breakfast room with sun room and downstairs bathroom to the ground floor. The first floor has two double bedrooms. Further benefits include rear garden, off-street parking, garage, car port, UPVC double glazing and gas central heating.

SITUATION

Gannicox Road is located in a well respected and preserved residential area. 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.

ENTRANCE HALL

UPVC double glazed entrance door & window and stairs to first floor.

SITTING/DINING ROOM

14'9" x 11'0"

UPVC double glazed windows to front, radiator, phone point and log burner.

KITCHEN/BREAKFAST ROOM

13'4" x 8'10" max

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, stainless steel drainer sink with mixer tap, built-in oven, gas hob & fridge/freezer, space for slimline dishwasher, under cupboard lighting, extractor fan, tiled floor, splash back tiling, breakfast bar, radiator, TV point and understairs cupboard.

CONSERVATORY

12'9" x 5'1"

UPVC double glazed windows & door, plumbing for washing machine and space for tumble dryer.

BATHROOM

6'9" x 6'4"

WC, vanity sink, paneled bath, shower glass, tiled floor, heated towel rail and UPVC double glazed & frosted window to side.

FIRST FLOOR LANDING

Access to loft space. The loft is part-boarded, insulated and has lighting,

BEDROOM ONE

11'0" x 11'10"

UPVC double glazed window to front, radiator and above-stairs cupboard.

BEDROOM TWO

10'7" x 9'9"

UPVC double glazed window to rear, radiator and built-in wardrobes.

EXTERIOR

The rear garden is mainly laid to stone chippings. Further benefits include decking area, bedding area and fenced borders.

The side of the house has an outside tap.

OFF-STREET PARKING

Parking can be found at the front of the property for 2 vehicles. There is a car-port to the side of the property.

GARAGE

15'8" x 8'7"

COUNCIL TAX BAND

The council tax band is C

TENURE

Freehold

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.

Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



Total area: approx. 67.9 sq. metres (730.7 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.

38 Gannicox Road, 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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