



HUNTERS[®]

HERE TO GET *you* THERE

Keats Gardens, Stroud | £300,000
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		73 C
55-68	D	60 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 extended three double bedroom terraced home located in a popular spot in Stroud. The property comprises off an porch, entrance hall, kitchen/dining room and sitting room to the ground floor. The first floor has three double bedrooms and the family bathroom. Further benefits include good sized rear garden, views, off-street parking, EV charger and UPVC double glazing.

SITUATION

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; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 5 major supermarkets including Waitrose and 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, Stroud Callowell Primary School. 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.

PORCH

UPVC double glazed window & entrance door

ENTRANCE HALL

Stairs to first floor, under stairs storage, UPVC double glazed window and ceiling coving.

KITCHEN/DINING ROOM

Good range of wall, floor & drawer kitchen units, drainer stainless steel sink with mixer tap, built-in double oven & hob, space for fridge/freezer, washing machine and slimline dishwasher, extractor fan, UPVC double glazed windows & door to rear, smoke

alarm, space for table & chairs, radiators and ceiling coving.

SITTING ROOM

UPVC double glazed window to front with views, UPVC double glazed french doors to rear, radiator, USB socket, phone point, space for log burner (needs lining) and ceiling coving.

FIRST FLOOR LANDING

Airing cupboard containing boiler, storage cupboard and access to loft space. The loft is accessed via ladder and is part-boarded, insulated and has lighting.

BEDROOM ONE

UPVC double glazed window to front with views and a radiator.

BEDROOM TWO

UPVC double glazed window to rear and a radiator.

BEDROOM THREE

UPVC double glazed window to front with views and a radiator.

BATHROOM

Low level WC, pedestal wash basin, paneled bath, shower of mains, shower glass, splash back tiling, vinyl flooring, heated towel rail, extractor fan and UPVC double glazed & frosted windows to rear.

EXTERIOR

The good sized rear garden is mainly laid to lawn. Further benefits include decking area, stone chippings area, fence/hedge/brick borders, bedding areas, shed, outside lighting and outside tap.

OFF-STREET PARKING

The front is laid to stone chipping suitable for the

parking of 2 vehicles. There is also a Pod Point EV charger.

COUNCIL TAX BAND

The council tax band is B.

TENURE

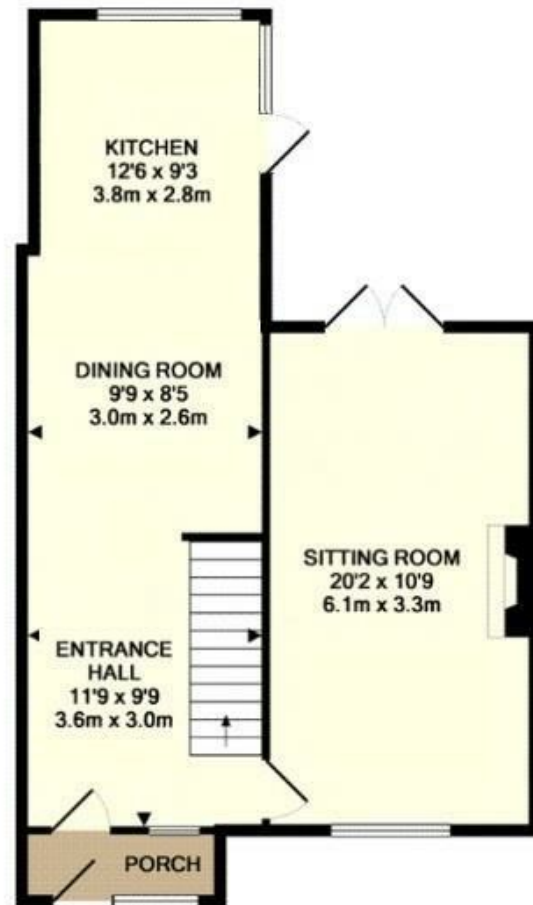
Freehold

SOCIAL MEDIA

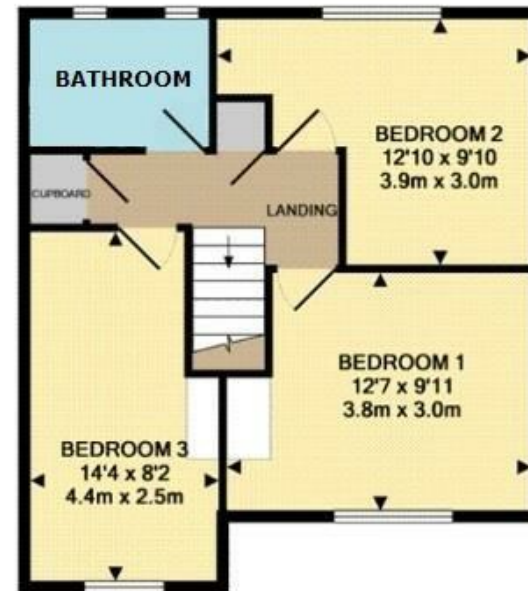
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. 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.



GROUND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

