



HUNTERS[®]
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Chandos Road, Rodborough, Stroud | Asking Price £375,000
Call us today on 01453 764912



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

NO CHAIN. Located in this popular residential road is this very flexible 2/3 bedroom detached house with the most wonderful well stock gardens perfect for those who are green fingered among you. The property also enjoys some lovely views across the valley and has the benefit of an adapted garage which is currently used as a studio but could make a wonderful home office. There is driveway parking for 3 cars. Internally the property comprises: An entrance hall leading to a flexible 2nd reception room/bedroom, a kitchen with gloss white units, a 23 ft sitting room/dining room leading to a conservatory, not forgetting the downstairs shower/cloakroom. To the first floor: 2 bedrooms (master with fitted wardrobes) and the family bathroom. Viewings by appointment only.

Amenities

Chandos Road is a popular elevated road within this ever sought after Parish of Rodborough. Convenient for Town, there is therefore easy access to the comprehensive shopping and leisure facilities with Stroud as well 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 walking distance on Rodborough whilst further on Marling Grammar School and Stroud High School for girls. Gastrells community primary school is just a short walk away.

Hallway

Radiator, wood strip floor, composite front door, double glazed window with view across the valley, dado rail, under stairs cupboards with gas meter, staircase to the first floor.

Bedroom 2/Study

Large double glazed window to the front, radiator.

Shower Room

Comprising a shower cubicle, WC, wash basin, heated towel rail, double glazed frosted window, extractor, recessed lights.

Kitchen

Comprising a selection of gloss white wall and base unit with marble effect worktops. Space and plumbing for a washing machine as well as a space for a slimline dishwasher. Stainless steel sink with mixer tap, built-in electric oven, hob with extractor over. integrated fridge and freezer, double glazed window.

Sitting Room/Dining Room

A deep room with multi fuel burner to chimney breast,

double glazed window to the front, 2 double radiators, painted feature mural of birch woodland painted by the owner/artist, extensive wall to wall fitted shelving and a sliding patio door to the conservatory.

Conservatory

Double glazed with blinds and an insulated roof. French doors lead out to the rear garden.

First Floor Landing

Linen/boiler cupboard with gas combination boiler and shelves. Loft to loft which is partly boarded.

Bedroom 1

Double glazed window to the front, radiator, wall to wall wardrobes with drawers hanging and shelving, laminate flooring.

Bedroom 3

Double glazed window, radiator, laminate flooring, access to eaves.

Bathroom

With a suite comprising a panelled bath with shower over, WC, wash basin into vanity storage, radiator, 2/3rds tiled walling, opaque double glazed window.

Outside

Gardens & Driveway

A gardeners dream! To the front a good sized garden with a mix of native hedging to include Hawthorn cherry and hazelnut. There are wild roses and a pathway leading to the front door. Many trees include a feature rowan. several crab apple., and additional apple trees, flowering cherry and roses. Wild flowers include cowslips and orchids. There is a small pond and a driveway sits alongside the front garden

providing parking for three cars leading to an adapted Garage which is now used as a studio.

Rear Garden

A patio can be found adjacent to the former garage, a Japanese area with acers trees, steps down and a barked path lead to a small pond, there are roses and a secluded seating area with a view of Selsley common. Many fruit bushes to include blackberries, gooseberries, loganberries and black currants. A mix of many bulbs, shrubs and perennials to provide colour and interest and wildlife habitats throughout the year.

Former Garage

20'0" max x 8'0"

Now used as a studio with a WC, double glazed window, double glazed door and insulation. There is access to a roof space via a pulldown ladder. A very flexible area for those who need to work from home or have a hobby.

Social Media

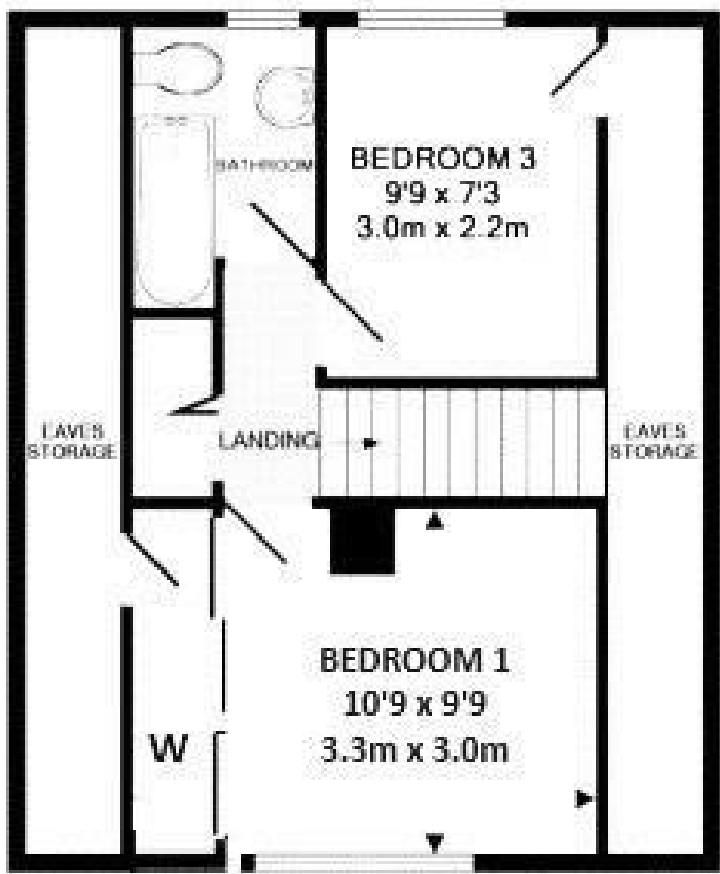
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Council Tax Band

Rodborough Parish Band D

Hunters Stroud Awarded GOLD

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.



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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