



**HUNTERS**<sup>®</sup>  
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Hill Close, Stroud | Offers Over £375,000  
Call us today on 01453 764912



### Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	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 four bedroom semi-detached family home located in a elevated position in a popular cul-de-sac location. The property comprises of an entrance hall, kitchen/breakfast room, dining room, sitting room, inner hall & cloakroom to the ground floor. The first floor has four bedrooms, large bathroom & utility room. Further benefits include off-street parking, rear garden, views, UPVC double glazing and gas central heating.**

#### SITUATION

Hill Close, Lightpill is an 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. Selsley Common & Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. Gastrells Primary School and Rodborough Community Primary School are also within typical walking distance of Rodborough whilst further on Marling Grammar School and Stroud High School for girls.

#### ENTRANCE HALL

UPVC double glazed entrance door, phone point, stairs to first floor, under stairs storage, radiator and smoke alarm.

#### SITTING ROOM

27'3" x 11'0"  
UPVC double glazed bay window to front with views, UPVC double glazed french doors & window to rear garden, radiator and log burner with mantel & surround.

#### DINING ROOM

13'1" x 10'3"  
UPVC double glazed window to rear and a radiator.

#### KITCHEN/BREAKFAST ROOM

14'8" x 10'0"  
Good range of wall, floor & drawer kitchen units, drainer sink with mixer tap, built-in double oven & 5 ring gas hob, space for fridge/freezer & dishwasher, splash back tiling, tiled flooring, radiator, UPVC double glazed window to front with views & space for table & chairs.

#### INNER HALL

UPVC double glazed door to side with cat flap, radiator, extractor fan and tiled flooring.

#### CLOAKROOM

Low level WC, wash basin, tiled flooring, splash back tiling and a UPVC double glazed window to rear.

#### FIRST FLOOR LANDING

Access to loft space. The loft is accessed via pull-down ladder and is part-boarded, insulated and has lighting.

#### BEDROOM ONE

14'2" x 10'0"  
UPVC double glazed window to front with views, radiator, fitted wardrobes, TV point and ceiling coving.

#### BEDROOM TWO

13'7" x 11'0"  
UPVC double glazed window to front with views, radiator and dado rail.

#### BEDROOM THREE

13'3" x 11'0"  
UPVC double glazed window to rear, radiator and cupboard containing Worcester combination boiler.

#### BEDROOM FOUR

7'11" x 6'2"  
UPVC double glazed window to front with views and a radiator.

#### UTILITY ROOM

5'11" x 5'2"  
UPVC double glazed & frosted window to rear, wall & floor kitchen units, roll-top work surfaces, sink, space for washing machine & tumble dryer, heated towel rail and vinyl flooring.

#### BATHROOM

Vanity unit with sink & WC, freestanding bath with waterfall tap & shower hose, shower cubicle with shower of mains, heated towel rail, radiator, splash back tiling, tiled flooring,

extractor fan and a UPVC double glazed & frosted window to rear.

#### EXTERIOR

The rear garden is mainly laid to patio. Further benefits include wild flower meadow, bedding areas with planting, apple tree, plum tree, fence/brick boarders, side access and an outside light.

#### OFF-STREET PARKING

Driveway parking in front of the property for 2+ vehicles. There is also an EV Charger at the front (Not used for 3 years so will need checking).

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### SOCIAL MEDIA

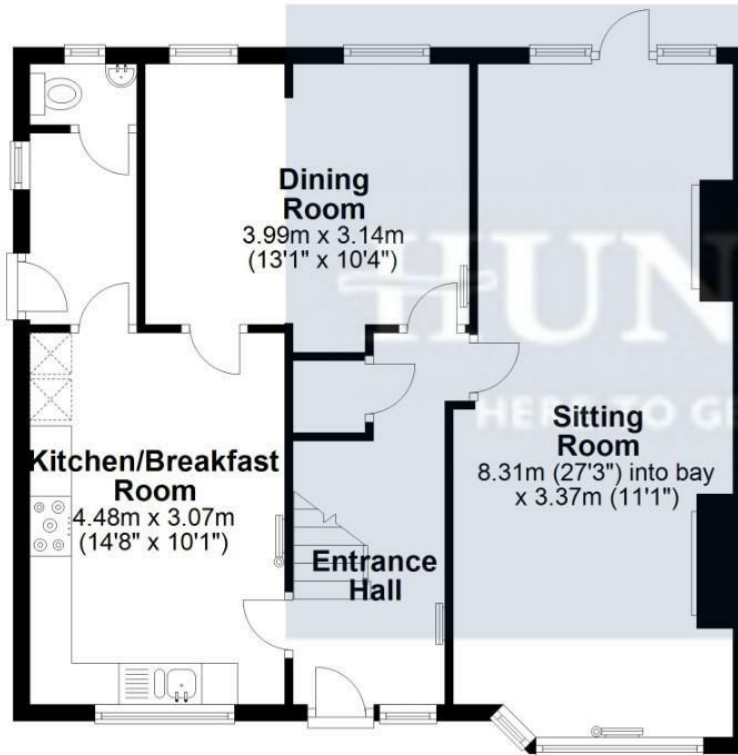
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### 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](mailto:stroud@hunters.com) for a free valuation.

## Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



## First Floor

Approx. 66.7 sq. metres (718.1 sq. feet)



Total area: approx. 133.7 sq. metres (1438.7 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.

## 9 Hill 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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