

HUNTERS®

HERE TO GET *you* THERE



Silver Street

Chalford Hill, Stroud, GL6 8QQ

Asking Price £250,000



Council Tax: B



2 The Orchard Silver Street

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Description

Hunters are delighted to offer this stone built terraced cottage with a generous sized garden and no onward chain. The accommodation briefly comprises to the ground floor and entrance hall, shower room and sitting room with coal effect gas fire. From the sitting room a door leads into the kitchen dining room. To the first floor, there is a bedroom with some storage, exposed wooden floors and a useful attic area accessed via a steep ladder style staircase from the first floor. It may be possible for off-road parking within the garden area, this however would be subject to any purchaser making their own enquiries and consents and permissions being granted. Parking is available close by in the Silver Street car park which is only a few footsteps away.

Hunters Stroud Gold Award Winners

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.

Amenities

Conveniently located between Stroud and Cirencester is this popular residential suburb. Benefitting from a good range of local shops and amenities to include a Tesco supermarket, shops, village pubs, doctors and dental surgery. All within easy reach of plenty of green open spaces, great for walking and cycling. There are excellent road and bus links to nearby towns and cities as well as being

located in the catchment area for well-regarded schools such as Bussage Church of England Primary School and Thomas Keble secondary school. Stroud is only a few miles away and has excellent transport links to London, Bath and Bristol and Cirencester, which is known as the 'Capital of the Cotswolds' with its even larger mix of shops and amenities.

Directions

From Stroud take the London Road and turn left into Old Neighbourhood. turn right onto Abnash then fork right at the junction which leads into Skiveralls. Turn left into Silver Street, after a short way along you will see our For Sale board on the left. Just past our board you can park in the small Silver Street car park which is straight ahead of you.

Entrance Area

Coats cupboard, UPVC front door, door to sitting room and door to shower room.

Shower Room

7'7" > 5'0" x 6'1" max (2.31m > 1.52m x 1.85m max)
Comprising a wash basin with storage beneath and water heater, shower cubicle, WC, sealed unit double glazed metal window to Mullion, shaver light point, fan heater.

Sitting Room

10'5" max x 10'4" max (3.18m max x 3.15m max)
Feature coal effect gas fire to stone surround, staircase via a door to the first floor, UPVC double glazed window with deep sill to Mullion window, recess with shelf, trip box, ceiling beam.

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Kitchen Dining Room

14'8" x 7'8" > 6'3" (4.47m x 2.34m > 1.91m)

There are some wall and base units with worktops over, stainless steel sink to base unit, electric water heater, gas point for a cooker, double glazed door giving access only via right of way only over the neighbouring property.

First Floor

Latch door to bedroom

Bedroom

10'8" x 8'2" (3.25m x 2.49m)

Exposed wooden floor boards, mantel with cupboard alongside. under stairs cupboard with latch style door, double glazed window to stone mullion looking onto the garden with seat beneath.

Top Floor

Attic Area

10'9" x 10'6" max (3.28m x 3.20m max)

Via a steep ladder style staircase. Double glazed window to rear garden with seat beneath, exposed floorboards, hinged divide enabling easier movement of furniture, ceiling beams.

Outside

Garden

The garden is located to the front of the property with a picket style gate within a stone wall and path leading to the entrance door. A pathway either side of a raised bed with small pond and surrounding plants leads to the main area which is laid to grass with a low stone wall alongside. Roses can be found to the far end. Gas meter and tap by the cottage.

Tenure & Agents Notes

There is a flying Freehold where part of the adjoining cottage goes over the kitchen area. Probate is granted. No chain.

Council Tax Band

Council Tax band B.

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.



Road Map



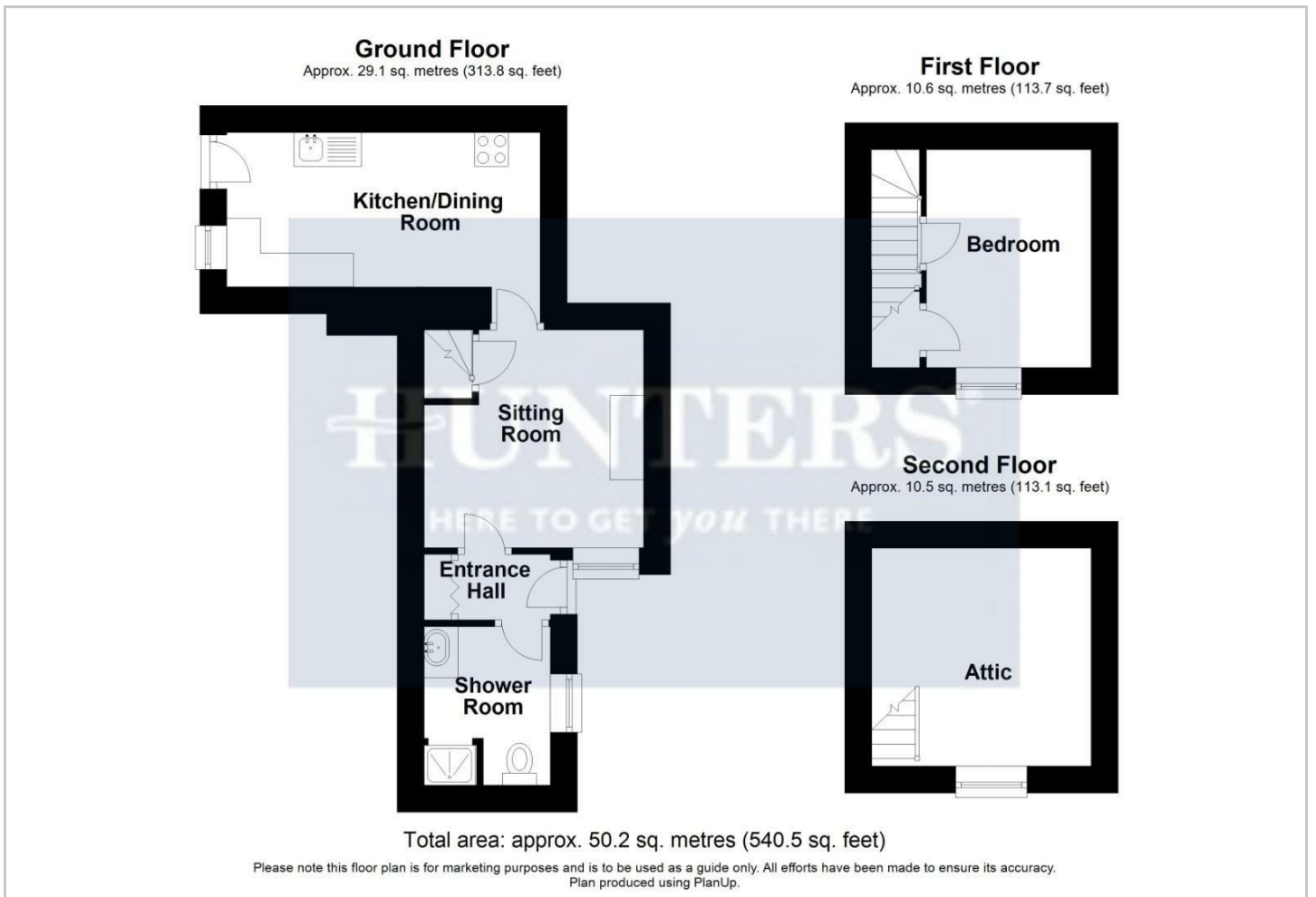
Hybrid Map



Terrain Map



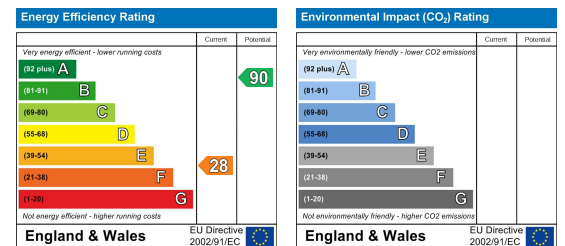
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.