



**Bisley Road, Stroud, Glos, GL5 1HQ**

**Offers Over £660,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Bisley Road, Stroud, Glos, GL5 1HQ

**Offers Over £660,000**

Hunters Stroud are delighted to offer this characterful 4 bedroom semi-detached period house in arguably one of the most popular roads in Stroud. The garden is large to the rear, well planted with seating and lawned areas and backs onto Woodland. There is off-road parking for 2 cars and a single garage with an electrically operated door. Internally the property comprises a characterful entrance hall, bay fronted sitting room leading into a dining room and continuing to meet the kitchen which over looks the rear garden. Alongside the door into cellar is a utility cupboard. To the first floor a split level landing leads to bedrooms 2, 3 and 4 with bedroom 4 currently opening into bedroom 2. Also on this floor, a bathroom with a separate WC alongside. To the top floor landing there are storage areas and a door leading to the master bedroom. Wonderful views can be had from the property especially from the first and top floors. Viewings by appointment only.





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

#### Amenities

Bisley Road can be found just east of Stroud town and north of the canal which offers lovely walks into Stroud and beyond. Wonderful walks can also be found close by at Rodborough common and Minchinhampton common. The town centre of Stroud is close by and offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, a hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is a main line railway station, with direct services connecting with London (Paddington).

#### Entrance Hallway

Chequered tiled flooring leading to engineered oak flooring, utility cupboard with plumbing for washing machine and space for a tumble dryer above. Pine door leading down to the cellar. Staircase leading to the first floor split level landing.

#### Sitting Room

Double glazed bay windows with view across the valley between the houses, low level old school style radiator, picture rail, coving, ceiling rose, fireplace with mantle surround and tiled hearth. Pine door into hallway.



#### Dining Room

Exposed floor boards, pine door leading to hallway, old school style radiator, picture rail, alcove cupboards with shelves above, opening to kitchen and sitting room.

#### Kitchen

Comprising a bespoke range of wall and base units with worktops over and inset Belfast sink with mixer tap. Space for a fridge freezer, stone tiled flooring with under floor heating, opening to dining room. Double glazed patio doors lead to the rear garden, double glazed window to the rear. A Mercury range style cooker with electric ovens and a five ring gas hob with extractor hood to match over is available via separate negotiation. There are recessed lights, a large Velux roof window, opening to hallway.

#### Cellar

Light and power, water filter system, gas fired boiler.

#### First Floor Landing

A split level landing with painted floor boards, radiator, fixed double glazed window, staircase to the top floor.

#### Bedroom 2

Two double glazed windows with far reaching views across the valley, radiator, exposed wooden floorboards, opening into bedroom 4/dressing room/nursery.

#### Bedroom 3

Painted floorboards, radiator, double glazed window to the rear garden.



**Bedroom 4/Dressing Room**  
A flexible room with double glazed window to the front, exposed wooden floorboards, radiator.

**Cloakroom**  
Part panelled walling, engineered oak flooring, opaque double glazed window, WC.

**Bathroom**  
A coloured suit comprising a panelled bath with shower over, pedestal basin, shaver light and point, radiator, opaque double glazed window, airing cupboard with hot water cylinder and shelving.

**Top Floor Landing**  
Eaves access through a pine door, further curtain fronted eaves storage, Velux roof window, pine door to bedroom one.

**Bedroom 1**  
Exposed wooden floorboards, radiator, double glazed window with wonderful views across the valley, part sloping ceilings.

**Outside**

**Front Garden/Parking**  
The property is elevated and approached via steps from the driveway.



**Incorporating off-road parking for two cars, door into the side of the garage. Outside lighting and an area lead to bark.**

**Rear Garden**  
A large rear garden backing onto Woodland. A lower seating area can be found adjacent to the property giving access to the side gate around to the front. Steps lead to a second seating area which is laid to crushed stone. A few further steps lead to the rest of the garden, which is predominantly laid to lawn with a variety of shrubs and plants interspersed and a top level grassed area with wendy house.

**Garage**  
With light and power, and electric up and over door, workbench.

**Council Tax Band**  
Band D

**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.

**Tenure**  
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**DISCLAIMER**

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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Total area: approx. 135.4 sq. metres (1457.9 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.

99 Bisley Road, Stroud

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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