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Well End, Uplands, Stroud | Offers Over £415,000  
Call us today on 01453 764912





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**\*\*UPLANDS LOCATION \*\*** This 3 bedroom detached house is now available for sale together with distant views, a single garage and a 2 car side-by-side driveway. Boasting 3 generously proportioned bedrooms and 2 bathrooms, providing ample space for a growing family or for hosting guests. The 2 reception rooms are a notable feature of this home with French doors leading to the garden from the dining room. The sitting room, complete with an open fire seamlessly flows into a dining room, perfect for hosting dinner parties or enjoying family meals. A convenient downstairs WC adds to the practical aspects of this well located property. The property also enjoys a garden, offering a good deal of privacy and a tranquil space for relaxation or outdoor entertaining.

#### 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

Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

#### Hallway

Double glazed front door, tiled floor, under stairs cupboard, door into garage and doors to kitchen, sitting room and WC. Radiator.

#### WC

WC, wash basin, radiator, tiled walls and flooring, double glazed window.

#### Sitting Room

There is an open fire with surround and mantle, coving, radiator, double glazed window to the front with distance view, double radiator and opening into the dining room.

#### Dining Room

Double glazed French doors to garden, opening into sitting room, double radiator.

#### Kitchen

A range of ivory coloured wall and base units with wooden

worktops over. Double bowl ceramic sink with mixer tap, space and plumbing for a dishwasher, space for fridge freezer, four ring gas hob with extractor hood over, built in electric oven with plate warmer beneath. Tall ladder style cabinet, double glazed window to the rear garden, tiled flooring.

#### Utility Room

Cream range of wall and base units with wooden worktops over. Pull out drawer units, plumbing and space for a washing machine, space for tumble dryer. Ceramic sink with mixer tap, double glazed window to rear garden, double glazed door to garden, radiator.

#### Landing

Linen cupboard, loft hatch with pull down ladder, there is some boarding and a light. Doors to bedrooms and bathroom.

#### Bedroom 1

A long room with double glazed window to the side and roof window to the one end. Double radiator, full width built in the wardrobes and door leading to the ensuite.

#### Ensuite

A white suite comprising a wide walk in shower cubicle, WC, wash basin to vanity storage, opaque double glazed window, tiled floor, tiled walls, measurements not into the walk-in recess.

#### Bedroom 2

Double glazed window to the front aspect with distant views, radiator, built-in triple wardrobe.

#### Bedroom 3

Double glazed window to rear garden, built-in double wardrobe, radiator.

#### Bathroom

A modern white suite comprising a WC, pedestal wash basin, shower bath with Mira sport electric shower over. Opaque double glazed window to the rear, tiled floor flooring, tiled walls, heated towel rail.

#### Outside

##### Front Garden

Laid to lawn with flower beds under the window. A wide block paved driveway allows parking for two cars side-by-side. Outside security light.

##### Rear Garden

A private garden with a combination of paving, artificial grass and a raised decked area. There is an outside double PowerPoint, side access gates to the front garden and various shrubs plants and trees are contained within.

#### Tenure

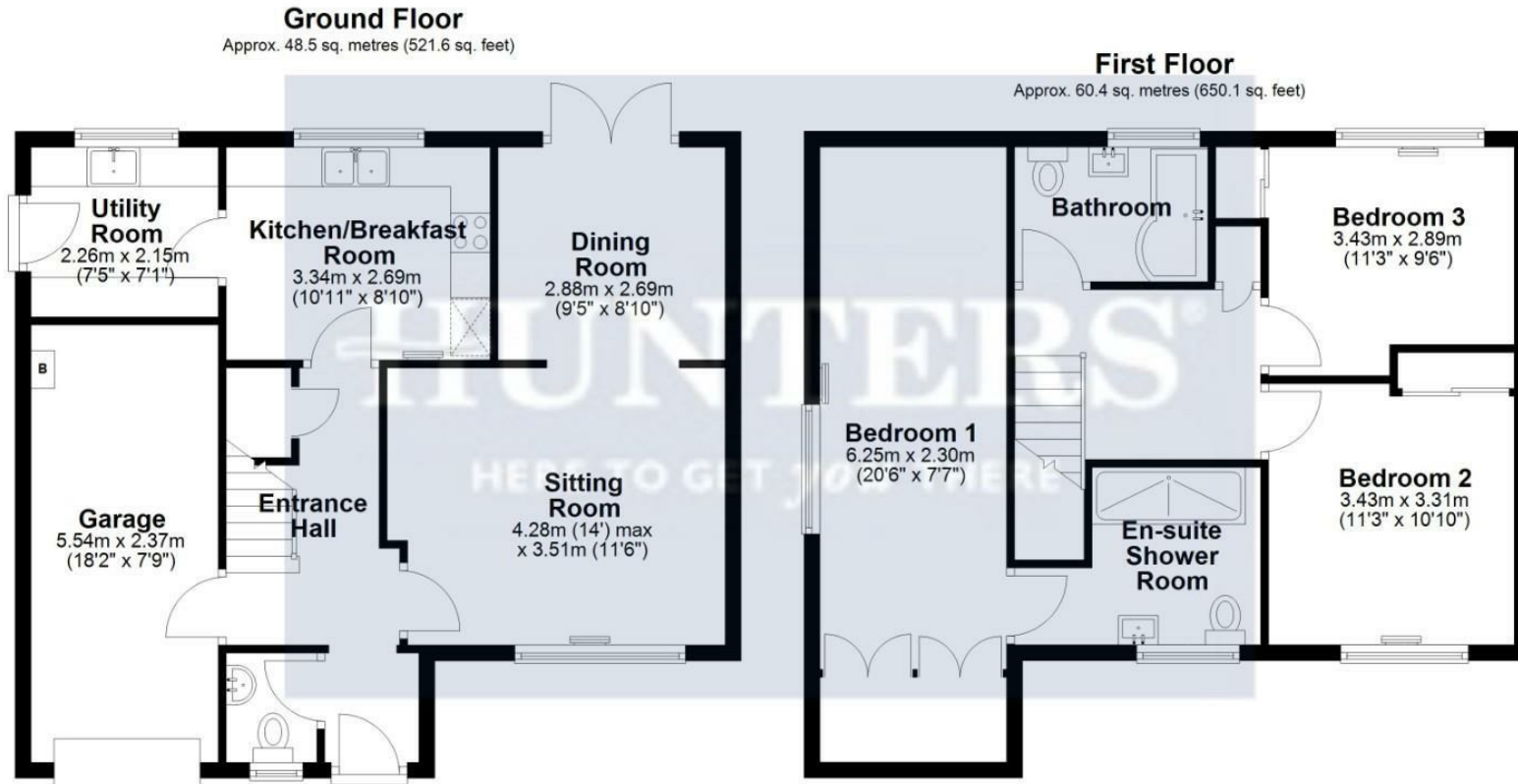
Freehold

#### 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.

#### Council Tax Band

Band D



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)

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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