

# HUNTERS®

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## Spillmans Road

Rodborough, Stroud, GL5 3LT

Asking Price £320,000



Council Tax: B



# 56 Spillmans Road

Rodborough, Stroud, GL5 3LT

## Asking Price £320,000



### Description

We're absolutely thrilled to present this delightful end-of-terrace 2 bedroom house up for sale. This splendid residence is nestled amidst a friendly community, conveniently near local amenities and schools, and boasts wonderful views that are bound to take your breath away. This house is a haven for artists and couples alike, having been owned by a local artist that has filled every corner with life and colour. As you walk in, you are greeted by a charming hallway with bathroom on the right and stairs which lead down to a colourful sitting room/dining room that features a cosy wood burner and provides easy access to the garden and studio, perfect for relaxation or inspiration. With two generous double bedrooms, you'll find more than enough room to accommodate your needs. The master bedroom is a real treat, providing a comfortable sleeping area and a bonus dressing area with a bespoke bed base and storage. The property also offers alongside the dining area a kitchen ready for your culinary adventures. As a delightful bonus, the property features a light and airy art gallery, sure to spark your creativity and add a special touch to your home. The garden, punctuated by the artist owner's splash of colours, provides a peaceful retreat, perfect for those seeking a tranquil outdoor space. This property is more than a house; it's a home that is bursting with character, charm, and an undeniable sense of warmth. Visit us today and let this beautiful house captivate you!

### Amenities

The town centre of Stroud offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, the 5 Valleys shopping centre, hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is also a main line railway station with direct services connecting with London (Paddington). Just up the hill is the ever popular Prince Albert Inn and just down the

hill the Clothiers Arms. At the end of the road Rodborough Community Primary School.

### Directions

From Stroud, proceed south on the Bath Road as if heading towards Nailsworth. Turn right by the Clothiers Arms and proceed up the hill. Spillmans Road is on the right. The house is along on the right.

### Ground Floor

#### Hallway

Wooden front door with fan light, cast iron fireplace, painted floorboards.

#### Bathroom

7'4" x 6'3" (2.24m x 1.91m)

Comprising a white suite with added colour comprising: A panelled bath with mixer tap and shower handset, pedestal basin, WC, radiator. Part opaque glazed sash window and an under stairs recess with plumbing for a washing machine and the recently fitted Gas fired boiler.

#### Bedroom 2

12'3" to chimney breast x 9'3" (3.73m to chimney breast x 2.82m)

Sash window with wonderful views, exposed floorboards, radiator, built in the wardrobe with shelving incorporated.

### Lower Ground Floor

#### Sitting Room/Dining Room

22'7" x 13'1" (6.88m x 3.99m)

Incorporating a dining area and a living area with a staircase to the centre. Wood burner, alcove cupboard and shelving, painted wooden flooring, two radiators, door to rear lobby and opening to kitchen. A tall ceiling with high-level window.

## Kitchen

12'8" x 5'6" (3.86m x 1.68m)

A selection of wall and the base units with wooden worktops over. Slot in gas cooker, double Belfast sink, space for a fridge freezer and space for a slimline dishwasher. Roof window, tiled flooring, additional high-level window, tall ceilings and opening to the dining end of the sitting room/dining room.

## Lean To Porch

A single glazed construction with door to patio.

## First Floor

### Landing/Dressing Area

9'6" min x 7'8" (2.90m min x 2.34m )

A usable landing with a cleverly constructed built-in pine bed base with storage beneath and to the sides. Door to the master bedroom. Two sealed unit double glazed latch windows to the front.

### Master Bedroom

14'8" x 12'3" (4.47m x 3.73m)

Again with wonderful views! A good size double room with exposed floorboards, built-in pine wardrobe, radiator, loft access, large Velux window and a double glazed casement window with views.

## Outside

### Art Studio

14'5" x 13'1" (4.39m x 3.99m)

Within the garden is a wonderful art studio which could obviously be used for other purposes. Incorporating various leaded windows a roof light Belfast sink and tap.

### Garden

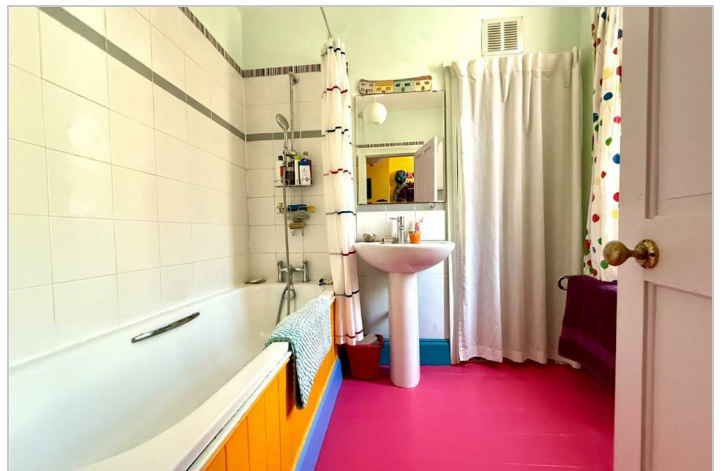
The garden is divided into two sections with the art studio in between. Adjacent to the back of the property, a top terrace with stunning views and a gated right of way which leads to a shared stepped pathway alongside the art studio down to the private garden. The steps also lead up to the road. To the bottom part of the garden a very tranquil area with established shrubs and plants and a wonderful mosaic tiled seating area with stepping stones down to a small pond and further shrubs and plants. There is also a useful void storage area under the art studio.

### Tenure

Freehold

### Council Tax Band

Band B



Road Map



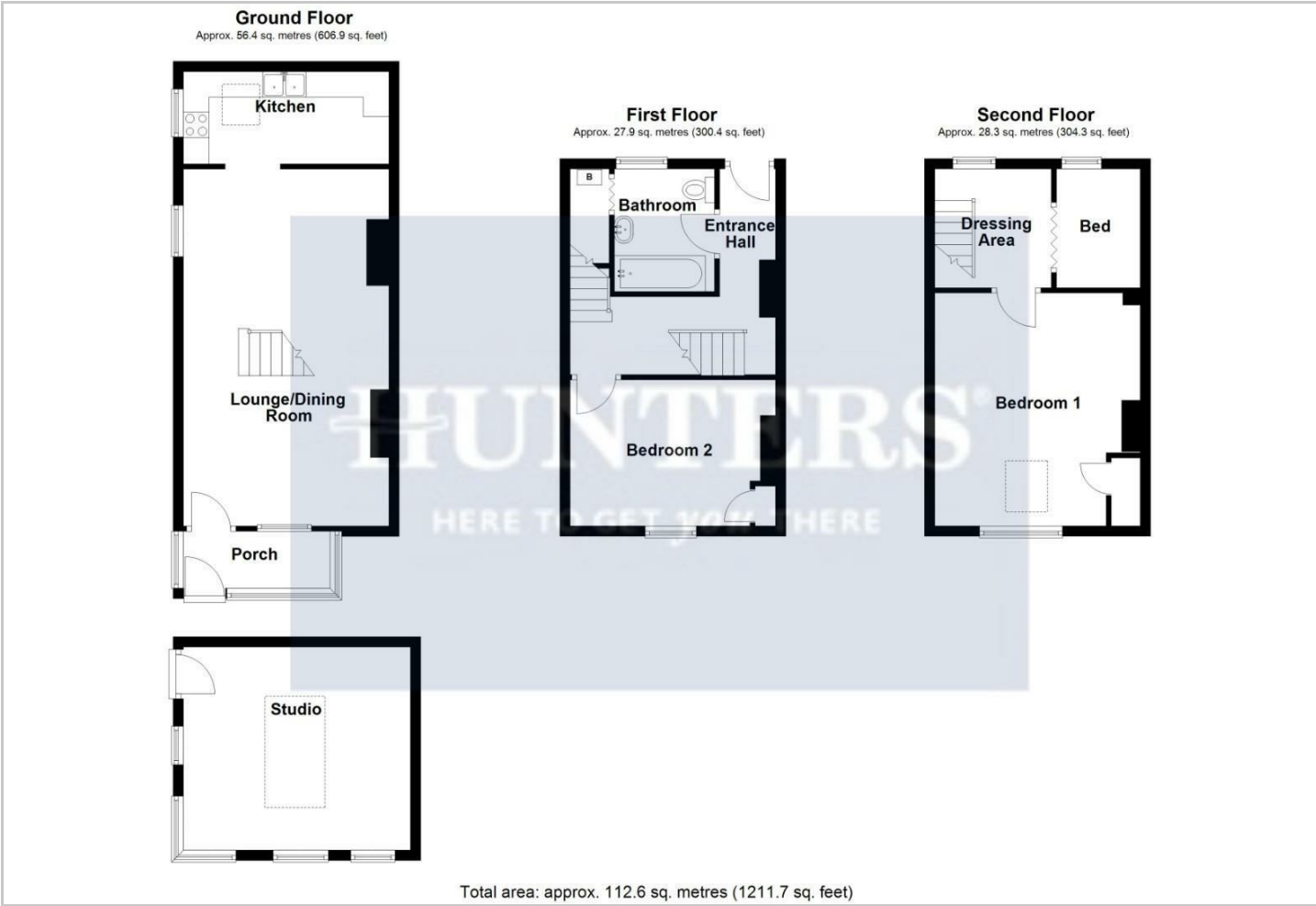
Hybrid Map



Terrain Map



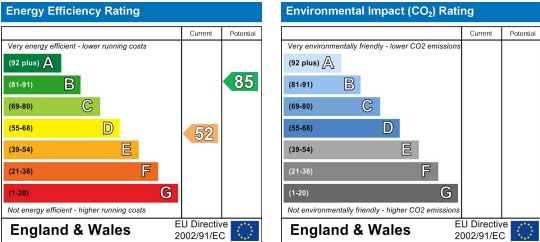
Floor Plan



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.