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The Garden, North Woodchester, Stroud | £240,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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 bring to market this two-bedroom terraced home, situated in a sought-after cul-de-sac in Woodchester. The property requires updating, offering an excellent opportunity for buyers to modernise and create a home tailored to their taste. The accommodation is arranged over two floors and includes an entrance hall, kitchen, a spacious sitting and dining room, and a conservatory on the ground floor. Upstairs, there are two double bedrooms along with a family bathroom. Additional benefits include an enclosed rear garden, a garage, allocated parking, and double glazing. The property is offered to the market with no onward chain.

SITUATION

Woodchester is in the Nailsworth Valley, running southwards from Stroud along the A46 road to Nailsworth. The parish population taken at the 2011 census was 1,206. There are pubs in both North and South Woodchester (The Royal Oak in North and The Ram in South) and a post office with a shop in North Woodchester. Woodchester is notable as the location of Woodchester Roman Villa. The village's parish church of St Mary's was designed by Samuel Sanders Teulon. Stroud is just 2.5 miles north of here where there are a variety of shops and amenities including the mainline station.

ENTRANCE HALL

UPVC double glazed entrance door, stairs to first floor, phone point and ceiling coving.

KITCHEN

10'2" x 6'11"

Range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink, built-in oven & gas hob, space for fridge & washing machine, splashback tiling, extractor fan, serving hatch, UPVC double glazed window to front and a cupboard containing Warmcar C10DW condensing air & water heater.

SITTING/DINING ROOM

14'0" x 13'2"

Aluminium framed sliding door to conservatory,

electric fire, understairs cupboard, TV point and serving hatch.

CONSERVATORY

8'11" x 7'2"

Windows & sliding door to rear garden.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE

10'10" x 9'4"

UPVC double glazed window to rear, built-in wardrobe, TV point, phone point and ceiling coving.

BEDROOM TWO

9'8" x 7'11"

UPVC double glazed window to front, fitted wardrobe and cupboard containing a hot water tank.

BATHROOM

WC, pedestal wash basin, panelled bath with mixer tap & shower hose, extractor fan, splashback tiling and an shaver point.

EXTERIOR

The rear garden is mainly laid to stone chippings. Further benefits include gated access to rear and fenced borders.

The front is laid to lawn with bedding area, storm porch and a storage cupboard.

GARAGE

17'5" x 8'7"

Up & over door.

OFF-STREET PARKING

Allocated parking for 1 vehicle.

TENURE

Freehold

COUNCIL TAX BAND

The Council Tax band is B.

SOCIAL MEDIA

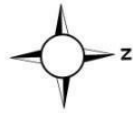
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

GOLD AT BRITISH PROPERTY AWARDS

Hunters Estate Agents in Stroud are proud to announce that the branch has been awarded the Gold Award at the British Property Awards 2024. This marks the third time the Stroud office has achieved this recognition, having also won in 2023 and 2021. The award highlights the team's ongoing commitment to delivering outstanding service and results for clients in the local property market. Homeowners considering a move are invited to contact Hunters Stroud for a free, no-obligation property valuation, and to discover how their award-winning service sets them apart.

Ground Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 66.5 sq. metres (716.0 sq. feet)

5 The Garden, 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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