



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Middle Hill, Stroud | Offers In The Region Of £289,950  
Call us today on 01453 764912



### 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 offer this 2 bedroom end-terrace cottage with spectacular views over the valley. The property has been modernized by the current owners to include new windows, heating system, kitchen, bathroom, decoration & much more. The property comprises of an living room & kitchen/dining room to the ground floor. The first floor has useful hallway space & a bedroom and the top floor has a bedroom and bathroom. Further benefits include off-street parking, garden space with views & CHAIN FREE.

## SITUATION

Middle Hill, Stroud is a popular residential road which is just around a mile from the centre of Stroud. The centre of Stroud is therefore easily accessible with a number of residents walking to town on a day to day basis. It is also accessible to open countryside beyond the town limits, with local walks to areas such as the Heavens, being an ever popular pursuit for many. Stroud itself has comprehensive leisure and shopping facilities as well as a mainline rail link to London Paddington. There is also a Waitrose, Tesco and Sainsbury's to choose from, whilst Junction 13 of the M5 is only a few miles distance too.

## LIVING ROOM

Stable door to front, UPVC double glazed window, log burner, stairs to first floor, exposed brick and a radiator.

## KITCHEN/DINING ROOM

Good range of wall, floor & drawer

kitchen units, roll top work surfaces, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for washing machine, space for table & chairs, wall-mounted combination boiler, radiator and UPVC double glazed windows with views.

## FIRST FLOOR LANDING

Stairs to top floor, radiator and UPVC double glazed window with views.

## BEDROOM

11'4" x 7'8"

UPVC double glazed window, with views, radiator and built-in wardrobe cupboard.

## TOP FLOOR LANDING

## BEDROOM

12'0" x 7'8"

UPVC double glazed window with views, radiator and fitted wardrobe.

## BATHROOM

Low level WC, vanity sink with mixer

tap, paneled bath with mixer tap & shower hose and a heated towel rail,

## EXTERIOR

The garden is mainly laid to lawn and stone chipping patio areas. Further benefits include various bedding area and spectacular views.

## OFF-STREET PARKING

Graveled parking for 3+ vehicles.

## TENURE

Freehold

## COUNCIL TAX BAND

The council tax and 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.



Total area: approx. 58.1 sq. metres (625.0 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

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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | [stroud@hunters.com](mailto:stroud@hunters.com)

