



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01453 750001**



## **4 BED HOUSE - SEMI-DETACHED STRATFORD ROAD, STROUD**

- Four Bedrooms
- Semi Detached
- Victorian Property
- Beautifully Presented
- Wood Burning Stove
- Cellar
- Newly Fitted Kitchen
- Close To Schools
- EPC: D67

## Description

A substantial FOUR DOUBLE BEDROOM, Victorian, 3 storey family home situated on the ever popular Stratford Road. The accommodation consists of lounge to front with working wood burner and exposed wooden floorboards. There is a newly fitted kitchen with stripped wooden floor boards and also a SNUG or PLAY room. To the first floor there are two double bedrooms as well as a re-fitted bathroom. To the second floor there are a further two large double bedroom and a modern refitted shower room. The property has a lots of CHARACTER features including original doors, floors and exposed walls. There is an added benefit of a CELLAR which has electric & lighting. To the front, side and rear of the property there is garden mainly laid to lawn as well as parking and a large wood storage GARAGE. The property is mainly has UPVC double glazing and gas central heating.

DRAFT DETAILS - NOT YET VERIFIED BY VENDOR

## Entrance

Via wooden front door into hallway.

## Entrance Hall

Doors to lounge, kitchen and cellar. Stairs to first floor. Radiator.

## Lounge

3.66m x 3.61m (12'0 x 11'10)

UPVC double glazed window to front. Exposed red brick feature fireplace with inset wood burner and tiled hearth. Stripped wooden floorboards. Double radiator. Opening to kitchen.

## Kitchen

5.21m x 2.92m (17'01 x 9'07)

UPVC double glazed windows to rear and side aspect. Range of base storage units with wood style worktops. Space for Range cooker. Dishwasher, larder cupboard housing Vaillant combination boiler. Stainless steel sink with drainer and mixer tap over. Part tiled walls. Extractor fan. Double radiator.

## Cellar

Window to front. Power & lighting.

## Reception Room

4.32m x 2.95m (14'02 x 9'08)

UPVC double glazed windows to both side aspects. UPVC double glazed door to court yard.

## First Floor

### Landing

UPVC double glazed windows to front and side aspects. Doors to bedrooms one and two and bathroom. Stairs to second floor. Radiator.

### Bathroom

UPVC double glazed window to rear. Bath with bi-fold glass shower doors with mixer shower tap, vanity sink unit with mixer tap and storage, toilet and cistern. Over stairs storage cupboard. Fully tiled walls. Towel radiator. Lino flooring.

### Bedroom One

3.71m x 2.95m (12'02 x 9'08)

UPVC double glazed window to rear. Exposed wooden floorboards. Radiator.

### Bedroom Two

3.61m x 3.35m (11'10 x 11'0)

UPVC double glazed window to front. Two built-in wardrobes. Double radiator. Exposed wooden floorboards.

## Second Floor

### Landing

UPVC double glazed to front. Doors to bedrooms three and four and shower room.

### Bedroom Three

3.66m x 3.63m (12'0 x 11'11)

UPVC double glazed window to front. Wall light. Exposed wooden floorboards. Radiator.

### Bedroom Four

3.73m x 2.82m (12'03 x 9'03)

UPVC double glazed window to rear. Exposed wooden floorboards. Radiator.

### Shower Room

UPVC double glazed window to rear. Shower cubicle, pedestal wash hand basin, toilet and cistern. Cupboard. Part tiled walls. Access to loft.

## Front & Side Of Property

Mainly laid to lawn enclosed by timber fencing. Rear access to parking and timber storage shed.

## Rear Of Property

Separate courtyard with two stone sheds.

## Details Created - 21.08.18

## Tenure - Freehold

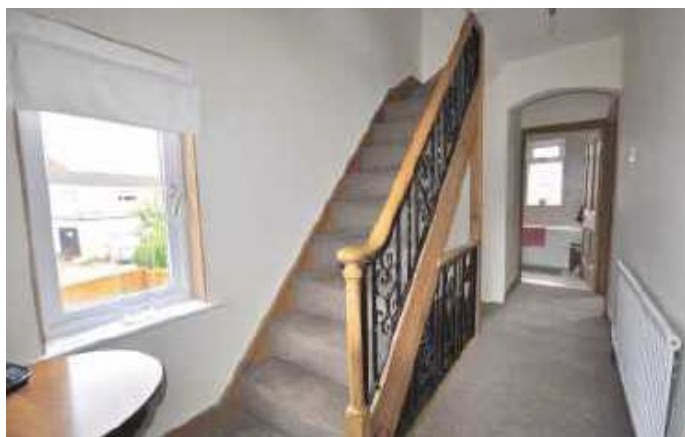
## Energy Performance Certificate

## Agents Note

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

## Property Price:

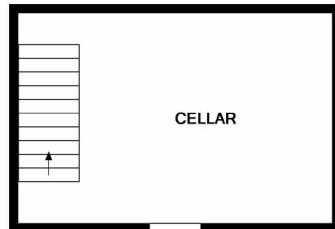
Offers In Excess Of £280,000



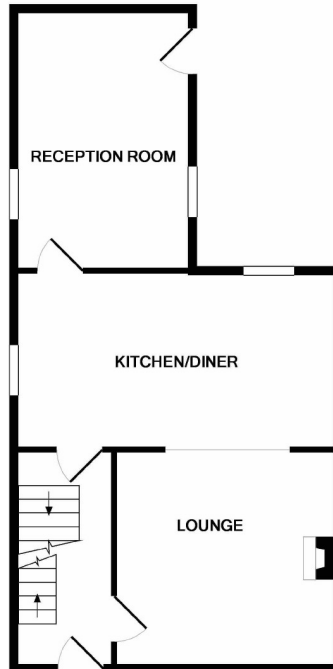


**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

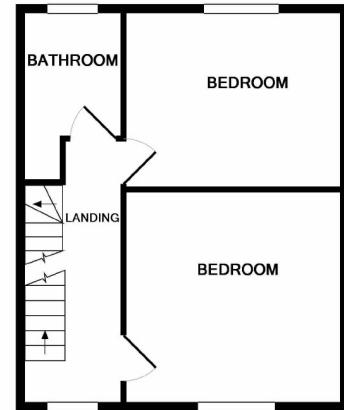
# Open 7 Days a Week



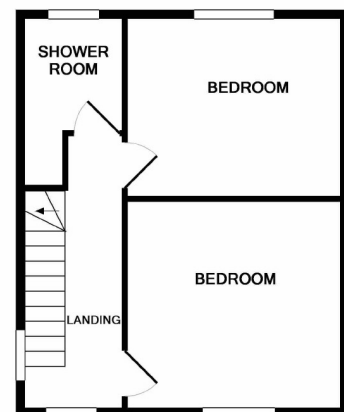
**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 207 SQ.FT.  
(19.2 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.7 SQ.M.)



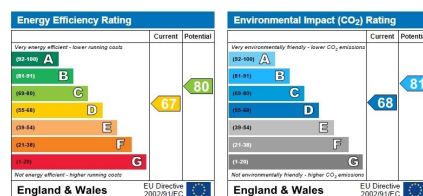
**1ST FLOOR**  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)



**2ND FLOOR**  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018



**RESIDENTIAL SALES - DISCLAIMER NOTICE:** Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

**RESIDENTIAL LETTINGS - AGENTS NOTE:** Please note that additional fees from £300.00 will apply depending on the number of applicants. A calculation will be provided prior to payment of any holding fee. Further details can be found at [www.thepropertycentres.co.uk/fees](http://www.thepropertycentres.co.uk/fees).

**VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01453 750001**

**55 London Road, Stroud, Gloucestershire, GL5 2AD**

**[stroud@thepropertycentres.co.uk](mailto:stroud@thepropertycentres.co.uk) [www.thepropertycentres.co.uk](http://www.thepropertycentres.co.uk)**

**Follow us on [facebook.com/ThePropertyCentres](https://www.facebook.com/ThePropertyCentres) or on Twitter [@thepropertycent](https://twitter.com/thepropertycent)**

