



**Rodborough Hill, Stroud GL5 3SS**  
**£350,000**



## Rodborough Hill, Stroud GL5 3SS

• Detached house • Three/four bedrooms • Versatile and well-proportioned accommodation throughout • Enclosed rear garden • Potential to add your own stamp • Sought after location • Chain free • Freehold • Council tax band D (£2,202.70 ) • EPC rating D55

**£350,000**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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**www.naylorpowell.com**

### Entrance Hall

uPVC door to entrance hall. Access to cloakroom and hallway. Radiator.

### Cloakroom

Double-glazed window to front elevation. Low-level WC and wash hand basin.

### Living Room

Double-glazed window to front elevation. Stairs to kitchen. Radiator.

### Kitchen

Double-glazed window to rear elevation. Range of wall and base units with appliances to include stainless steel sink with mixer tap and drainer and freestanding oven with four ring gas hob. Radiator.

### Dining Room

Double-glazed window to rear elevation. Access to mezzanine landing. Radiator.

### Utility Room

Wooden stable door to front and wooden French doors to rear. Base units with sink. Boiler and consumer unit.

### Bedroom One

Double-glazed window to front elevation. Fireplace. Radiator.

### Bedroom Two

Double-glazed window to front elevation and wooden Velux window to rear elevation. Built-in wardrobes. Radiator.

### Bedroom Three

Two double-glazed windows to rear elevation and one double-glazed window to side elevation. Connecting to bedroom four. Radiator.

### Bedroom Four

Double-glazed window to rear elevation. Connecting to bedroom three. Radiator.

### Study Area

Wooden Velux window to rear elevation and double-glazed circular window to side elevation. Radiator.

### Bathroom

Double-glazed window to front elevation. Storage cupboard. Low-level WC, wash hand basin and corner bath with shower over. Radiator.

### Shower Room

Double-glazed window to front elevation. Low-level WC, wash hand basin, walk in shower with waterfall shower head and heated towel rail.

### Agents Note

All furniture currently in the property will not be removed, this will become property of the purchaser after completion.

### Outside

To the front of the property are some steps taking you to the front door, also providing access to the utility room via the stable door. The rear garden is fully enclosed and benefits from an array of trees and greenery. There are two storage sheds, a greenhouse and a wood store.

### Location

The property is located near to many local amenities that include the well-regarded Rodborough Community Primary School and local supermarkets such as Aldi and Sainsbury's. A wider range of facilities are available in nearby Stroud approximately a mile distant to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, a sports centre and a main line railway station with intercity services. There is also a nearby cycle path to both Nailsworth and Stroud as well as lovely local walks.

### Material Information

Tenure: Freehold.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,202.70 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

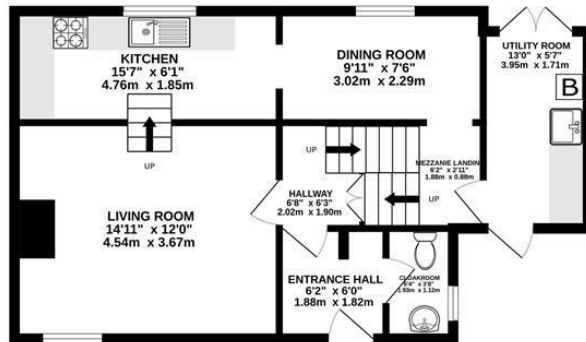
Heating: gas central heating.

Broadband speed: 14 Mbps (basic) and 67 Mbps (superfast).

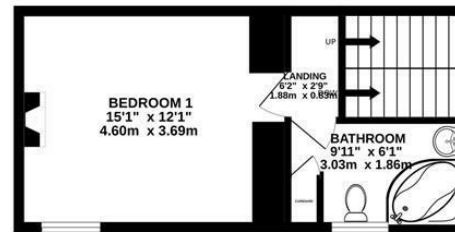
Mobile phone coverage: EE, Three, O2 and Vodafone.



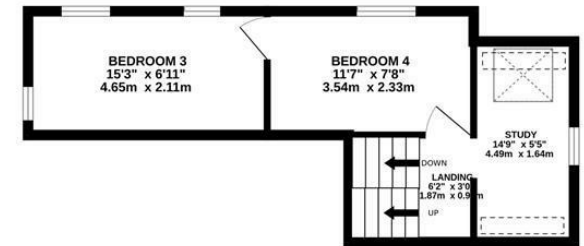
GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



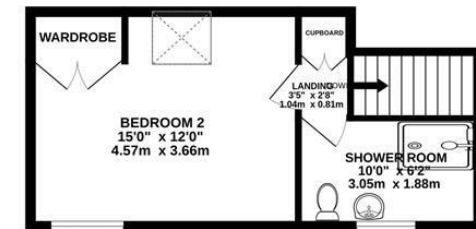
1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



2ND FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



3RD FLOOR  
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

