

131 HORNS ROAD

STROUD



131 Horns Road, Stroud, GL5 1EE

THIS CHARMING VICTORIAN TERRACE HOUSE OCCUPIES A SOUGHT AFTER LOCATION ON HORNS ROAD WITH PARKING AND CONVERTED GARAGE/STUDIO.

Kitchen, Sitting/Dining Room. Utility area, 2 Bedrooms, Bathroom, Attic, Low maintenance gardens, Parking, Studio/Garage, No onward Chain.

GUIDE PRICE £350,000

DESCRIPTION

Located in the popular area of 'Old Stroud' on Horns Road, this charming red brick Victorian terraced home offers all the charm and features one would expect of property of its era. Set back behind its converted garage, the sunny garden is located to the front of the house with sociable seating areas ideal for alfresco dining. A useful entrance porch leads in to a sitting/dining room with wood burning stove in the sitting area, open fire in the dining area with understairs pantry. A traditional kitchen lies beyond fitted with a range of units and offering space for a fridge/freezer. The lean to at the rear of the house has a toilet and doubles up as a useful utility area with plumbing for a washing machine. Two double bedrooms are located on the first floor together with the family bathroom with stairs leading to attic space above.

The majority of the garden is located to the front of the house together with a small courtyard to the rear. Parking for one car is available in front of the garage which has now been converted to a studio. No onward chain.

DIRECTIONS

Leave Stroud on the London Road and turn left into Field Road towards Stroud General Hospital. Turn hard right at the crossroads after the hospital onto Horns Road and continue along towards Daisybank where you will find a turning on the left hand side leading to the property. Follow the access road around to the right and the property can be located half way along on the left hand side denoted by our For Sale sign.

LOCATION

Horns Road is located in 'Old Stroud', where the properties are a mixture of medieval cottages mixed with homes from the Victorian/Edwardian eras, within striking distance of the vibrant town of Stroud providing excellent shopping facilities including an award winning Farmers' Market every Saturday. The town has a somewhat Bohemian feel with its cultural mix of individual retailers, cafes and restaurants.

Stroud station feeds in to London (Paddington) scheduled within 95 minutes, it is also little more than 15 minutes from Junction 13 of the M5 and within about 2 hours of London by road. The town has several major supermarkets (Waitrose, Sainsbury's, Tesco, Aldi and Lidl). It is surrounded by lovely countryside offering superb walks/hacks and golf courses. Stroud also boasts both boys and girls grammar schools together with an excellent range of primary and secondary schools.

TENURE

Freehold

EPC

EER: Current 51 / Potential 83

SERVICES

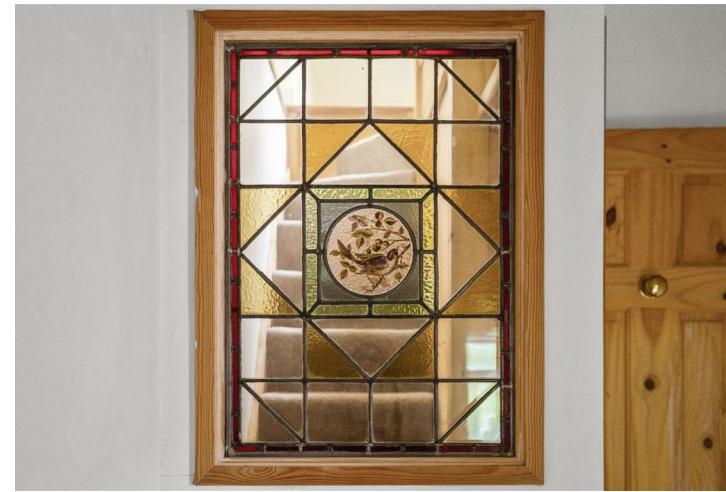
All mains services are connected to the property, Mains water and drainage, gas central heating, Stroud District Council Band: B £1839.84. Ofcom checker: Broadband - 6 Mbps standard 80 Mbps superfast, Mobile networks - O2, EE

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



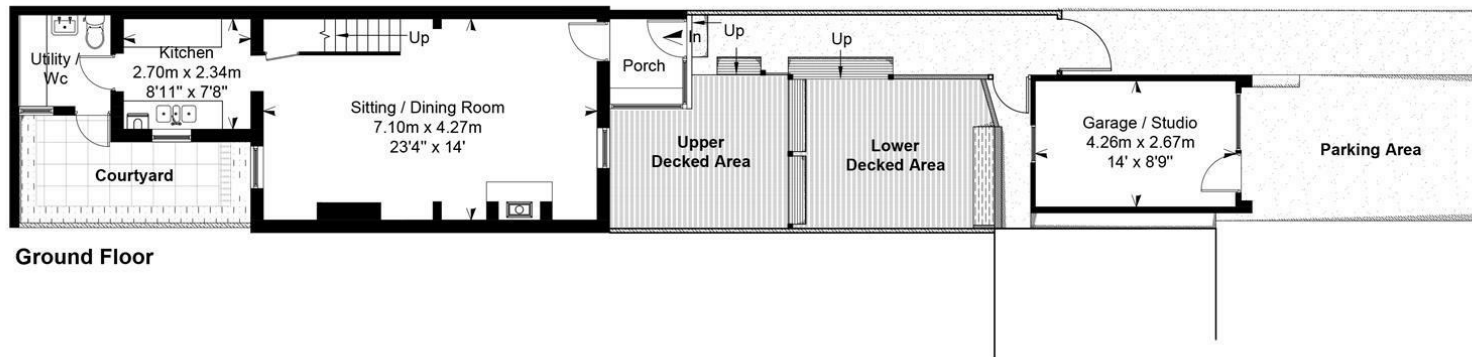
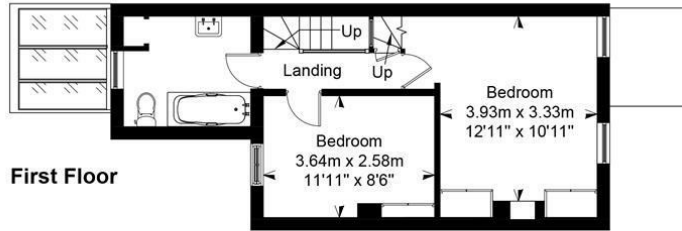
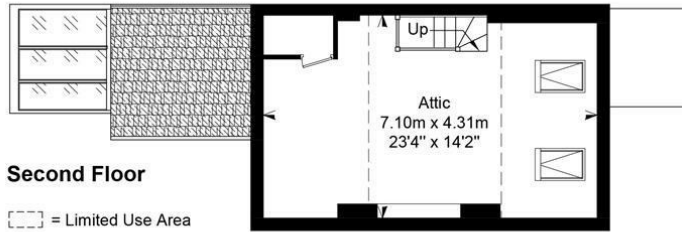
131 Horns Road, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	82 sq metres / 883 sq feet
Attic	30 sq metres / 323 sq feet
Garage / Studio	11 sq metres / 118 sq feet
Total	123 sq metres / 1324 sq feet
(Includes Limited Use Area	18 sq metres / 194 sq feet)

Simply Plans Ltd © 2024
07890 327 241
Job No SP3461

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk

The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk

3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk

Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk