



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Gannicox Road, Stroud | £340,000  
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		74 C
55-68	D	68 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.



**Situated on the ever-popular Gannicox Road and offered to the market with NO ONWARD CHAIN, Hunters Estate Agents are delighted to offer this well-presented two-bedroom semi-detached home occupies a generous corner plot and is conveniently located within walking distance of Stroud town centre. The accommodation briefly comprises an entrance hall, a light and spacious sitting room, a fitted kitchen/dining room, and a second bedroom on the ground floor. Upstairs, the property benefits from a further double bedroom and a modern shower room. Externally, the property enjoys both front and rear gardens, together with off-road parking and a large single garage. Additional benefits include UPVC double glazing and gas central heating throughout. An ideal purchase for first-time buyers, downsizers, or investors alike, this charming home offers a fantastic opportunity in a highly sought-after location.**

#### SITUATION

Gannicox Road is located in a well respected and preserved residential area. There are a range of local educational options and the area is particularly popular with those who attend Marling Grammar school for boys and Stroud High school for girls, as students often walk to and from these schools. Independent schools Wycliffe & Beaudesert Prep are also nearby. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction. The canal side cycle route into town is also a highly appreciated facility while there is also of supermarkets locally, as well as Junction 13 - M5. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various various performance events at the Subscription Rooms and exhibitions at The Museum in the Park nearby.

#### ENTRANCE HALL

Wooden entrance door, tiled flooring, radiator and stairs to first floor.

#### KITCHEN/DINING ROOM

21'6" x 11'8"  
UPVC double glazed window & french doors to rear/side, rolltop work surface, Drainer stainless steel sink with mixer tap, plumbing for washing machine & dishwasher, radiator, heated towel rail and extractor fan.

#### SITTING ROOM

13'7" x 11'1"  
UPVC double glazed window to front and log burner.

#### BEDROOM TWO

11'1" x 7'8"  
UPVC double glazed window to front and a radiator.

#### FIRST FLOOR LANDING

Velux, storage cupboard with access to eaves.

#### BEDROOM ONE

14'0" x 10'6"  
UPVC double glazed window to side, radiator, fitted wardrobe and access to loft space.

#### SHOWER ROOM

Low level WC, vanity sink with mixer tap, shower cubicle, shower off mains, heated towel rail, vinyl flooring and a UPVC double glazed & frosted window to side.

#### EXTERIOR

The property has a easy maintenance rear garden which benefits from a gated side access to front, door into garage, fence/brick borders, outside lighting and outside power.

The front/side garden is mainly laid to lawn with bedding areas, woodstore and brick borders.

#### GARAGE

20'0" x 11'10"  
Electric roller door, power, lighting and door into rear garden.

#### OFF-STREET PARKING

Parking can be found next to the garage.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### AML

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

#### SOCIAL MEDIA

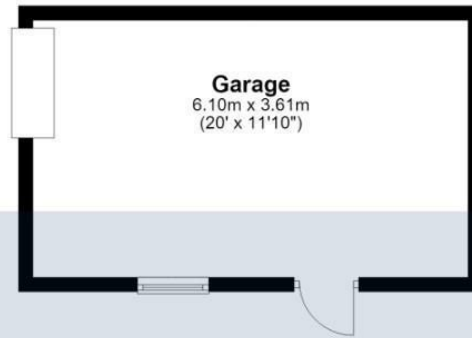
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / stroud@hunters.com and book your free, no-obligation valuation and experience the difference for yourself.

### Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)  
(excluding Garage)



### First Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 89.8 sq. metres (966.9 sq. feet)

**13 Gannicox Road, 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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