




HUNTERS[®]
HERE TO GET *you* THERE

Golden Jubilee Way, Stroud | £295,000
Call us today on 01453 764912



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

**** NO CHAIN **** Hunters Stroud are pleased to offer this canal side 2 bedroom mid-terraced house which offers a good size low maintenance garden along with a single garage and parking space. Internally comprising: As you enter, an entrance area which is now open plan to the kitchen giving a more spacious feel. A downstairs WC, sitting room/dining room to the rear overlooking the garden which is approached through bi-fold doors. To the first floor: A landing gives access to 2 bedrooms both with built-in wardrobes, whilst from the landing a pull down wooden ladder gives access to a tall storage loft space. The shower boasts a white suite with wide walk-in shower. Other benefits include solar panels helping to keep costs down.

Hunters GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Amenities

Stroud offers a wide range of everyday amenities with many supermarkets close by to include: Sainsbury's, Lidl and the Co-op. Schooling is convenient too with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for Boys and Stroud High for Girls all being accessible. Stroud centre also offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross has bus routes and it is also convenient to get to junction 13 of the M5. A short drive will take you to Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

Entrance Area

The entrance has been open planned to the kitchen, approached through a UPVC stable door, matting, shelved storage cupboard.

Kitchen

A modern shaker style range of wall and base units with square edged worktops. Ceramic sink with mixer tap, space for a dishwasher and space for a slot in cooker. Integrated washing machine, space for fridge freezer. Cupboard housing the gas fire boiler, double glazed window looking towards the canal.

WC

Comprising a WC, wash basin, chrome heated towel rail, extractor.

Sitting Room/Dining Room

With wide bi-fold doors into the garden, wood effect flooring, staircase to the first floor, coving.

First Floor Landing

Access to loft via a fold down wooden ladder into a tall loft with light and solar controls.

Bedroom 1

Double glazed window towards the canal, radiator, built-in double wardrobe.

Bedroom 2

Double glazed window to the rear, built-in double wardrobe, airing cupboard with hot water cylinder.

Shower Room

Comprising a white suite to include a WC, wash basin with vanity storage, wide walk in shower with Mira electric shower, extractor, measured into the shower.

Outside

Front Garden

Laid to stones with pathway to door, tap, canopy porch and lantern.

Rear Garden

A surprisingly deep garden with paving adjacent to the bi-fold doors. An arbor with climbing plants and opening alongside leads to a second area of garden which is laid to stones with additional circular patio and rear gate. All within a fenced surround with outside light and sun awning.

Garage & Parking

With solar power internal lights and up and over door. Additional parking in front for one car.

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.

Council Tax Band

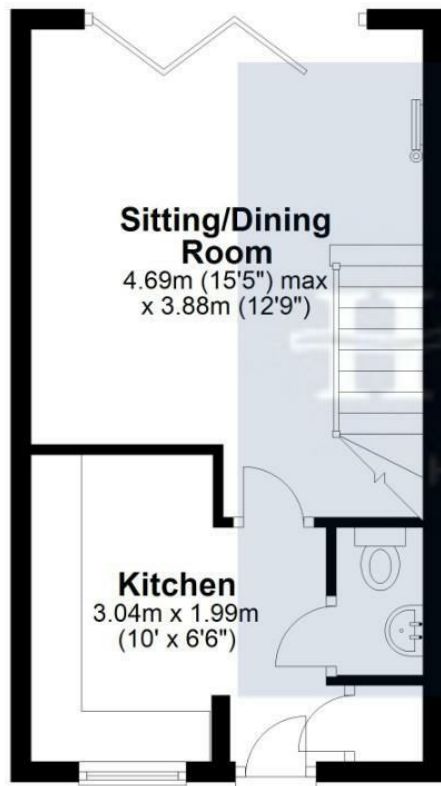
Band B

Tenure

Freehold

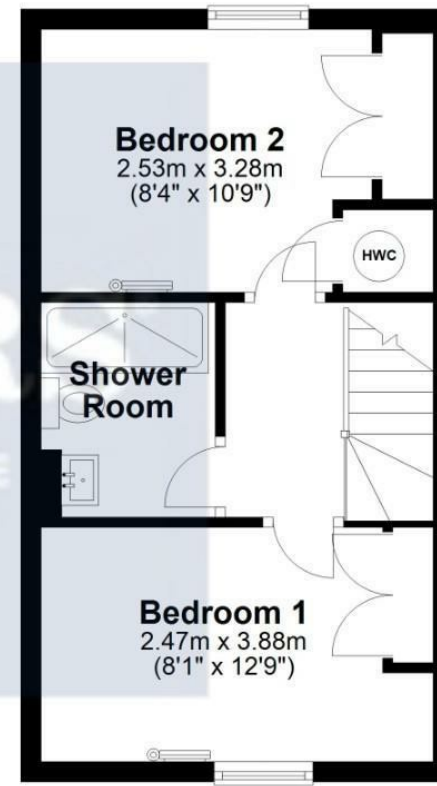
Ground Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.2 sq. feet)



Total area: approx. 56.2 sq. metres (604.6 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 accuracy.
Plan produced using PlanUp.

19 Golden Jubilee Way, 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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