



HUNTERS[®]
HERE TO GET *you* THERE

Painswick Road, Stroud | £375,000
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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.

Hunters Estate Agents are delighted to offer this charming Grade II listed Cotswold stone cottage, set within a mile of Stroud. Full of character, the property features exposed beams, stone walls and a cosy log burner. The ground floor includes an entrance hall, a sitting room with wood-burning stove and a kitchen/dining room. Upstairs are three double bedrooms and a family bathroom. The spacious cellar offers potential for conversion, subject to planning. Outside, the cottage enjoys a private rear garden, along with a stone chippings area that could be adapted into off-street parking, subject to approval. This attractive period home combines charm, potential and a convenient location close to Stroud, making it an opportunity not to be missed.

GROUND FLOOR

ENTRANCE HALL

Entrance door, radiator and staircase to cellar areas.

SITTING ROOM

19'0" x 15'2"

Wooden framed double glazed windows to front with secondary glazing, two radiators, exposed beams & Cotswold stone and log burner.

KITCHEN/DINING ROOM

19'1" max x 17'11" max

Good range of wall, floor & drawer kitchen units, wooden work surfaced with Belfast sink, built-in fridge, freezer, washing machine & dishwasher, space for range cooker, extractor fan, splashback tiling, wooden framed double glazed windows to front & side with secondary glazing, wooden framed stable door to garden, stairs to first floor, exposed Cotswold stone and radiator.

FIRST FLOOR

LANDING

Radiator, Velux window and exposed beam

BEDROOM ONE

18'9" x 11'4"

Wooden framed double glazed windows to front with secondary glazing, fitted wardrobes, radiator, ceiling fan and access to loft space.

BEDROOM TWO

11'1" x 9'8"

Wooden framed double glazed windows to front with secondary glazing, radiator and exposed beam.

BEDROOM THREE

12'4" max x 9'4"

Wooden framed double glazed windows to front with secondary glazing and a radiator.

BATHROOM

9'1" x 6'7"

Low level WC, vanity sink with mixer tap, panelled bath, shower off mains, shower glass, splashback tiling, tiled flooring, shaver point, heated towel rail, extractor fan and a wooden framed double glazed & frosted windows to front with secondary glazing.

LOWER GROUND FLOOR

CELLER HALLWAY

Stairs to ground floor & lighting. Potential to convert to a habitable room subject to planning & building regulations.

CELLAR ROOM ONE

15'10" max x 11'10" max

Power & lighting. Potential to convert to a habitable room subject to planning & building regulations.

CELLAR ROOM TWO

19'0" x 15'4"

Power & lighting. Potential to convert to a habitable room subject to planning & building regulations.

EXTERIOR

GARDEN

The rear garden is mainly laid to lawn. Further benefits include patio area, stone chippings area, outside tap, fenced borders, bedding areas, gated storage area and gates to stone chippings area

STONE CHIPPINGS AREA

Behind the garden is a stone chippings area which can be made into two parking spaces subject to approval.

TENURE

Freehold. The property is Grade II Listed.

COUNCIL TAX BAND

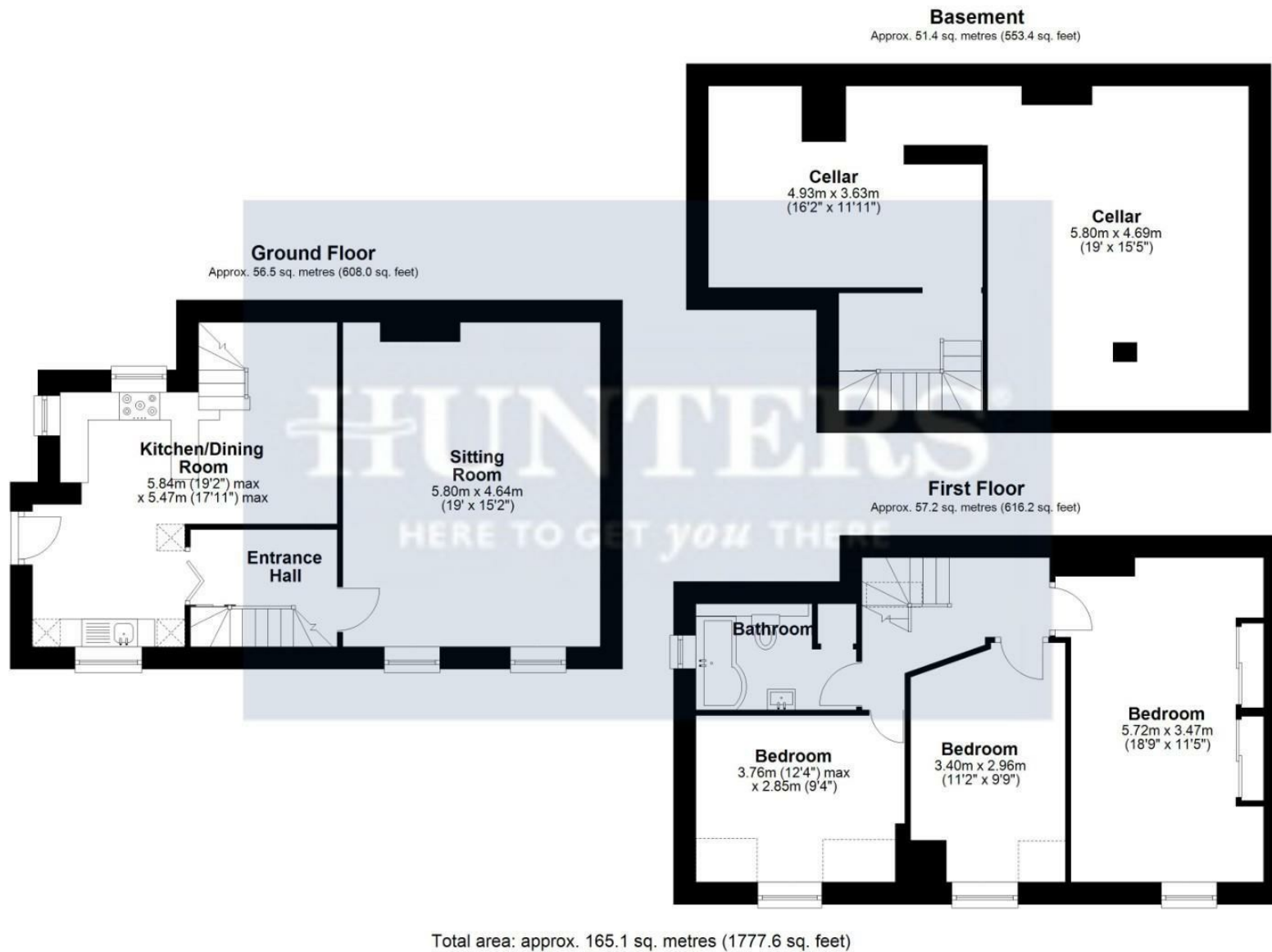
The council tax band is C.

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 are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! 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.



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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