



SawyerS
Sales & Lettings

105 Horns Road, Stroud,
Gloucestershire, GL5 1EB
Guide Price: Offers Over £250,000

105 Horns Road, Stroud, Gloucestershire, GL5 1EB

A three bedroom, three storey Victorian home positioned in an elevated location along this ever popular road. Stylish kitchen and modern bathroom. Double glazing and electric heating. Outside you will find the larger than average garden, garage and off road parking. Requires refurbishment.

A three-bedroom, three storey Victorian home positioned in an elevated location along this ever popular road. The accommodation briefly consists of; Living room, separate dining room, stylish kitchen and modern bathroom on the ground floor whilst on the upper floors you will find the three bedrooms. Benefits include double glazing and electric heating. Outside you will find the front and larger than average rear garden which is currently overgrown. The single en-bloc garage and off road parking can be found a short walk away. The property requires complete refurbishment and updating giving purchasers the opportunity to put their own stamp on it.

Amenities: - This location is well known locally for its friendly community and allows for easy access to Daisy Bank and pleasant country walks. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros are all within approximately one mile of Horns Road. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Double glazed door to front, stairs to first floor, picture rail and dado rail.

Living Room 3.43m (11'3") x 3.14m (10'4")

Double glazed window to front and picture rail.

Dining Room 3.46m (11'4") x 3.43m (11'3")

Double glazed window to rear, picture rail, fireplace with wood burner, electric storage heater and under stairs cupboard.

Kitchen 3.41m (11'2") x 2.42m (7'11")

Double glazed door to side, double glazed window to side, modern range of fitted wall and base units complemented with contrasting work surface, stainless steel single drainer sink unit with mixer tap, electric hob with filter hood over and oven under, plumbing for dishwasher, plumbing for washing machine, space for fridge, access to roof space, door to pantry and storage cupboard housing the hot water tank.

Pantry

Double glazed window to side and shelving.

Bathroom 2.35m (7'9") x 1.51m (4'11")

Double glazed window to side, modern suite consisting bath with shower over, wash hand basin set within vanity unit, low level WC, tiled walls and tiled floor.

First Floor

Landing

Double glazed window to rear and stairs to second floor.

Bedroom One 4.28m (14'1") x 3.44m (11'3")

Two double glazed windows to front, decorative fireplace, built in storage cupboard.

Bedroom Two 3.46m (11'4") x 2.56m (8'5")

Double glazed window to rear.

Second Floor

Bedroom Three 5.5m (18'1") x 4.29m (14'1")

Double glazed dormer window to front, built in storage and exposed timber floor.

Outside

Front

Steps to front door, mature shrub borders, gated side access to rear.

Rear

Larger than average garden, being slightly terraced with seating area, two outside stores, mature shrubs and tree's. (Currently overgrown).

Garage En-bloc & Parking

Up and over door. Parking for one vehicle.

Selling Agent

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Local Authority

Stroud District Council - Band B

Directions

For SAT NAV use: GL5 1EB

Leave Stroud via the A419/London Road in the direction of Cirencester. Upon reaching the traffic lights (Bowbridge Lock Public House) turn left up into Bowbridge Lane. At the mini roundabout turn right into Spider Lane. At the top of the lane turn left into Horns Road. The property can be found on your right hand side, clearly identified by our 'For Sale' board.

EPC: Pending

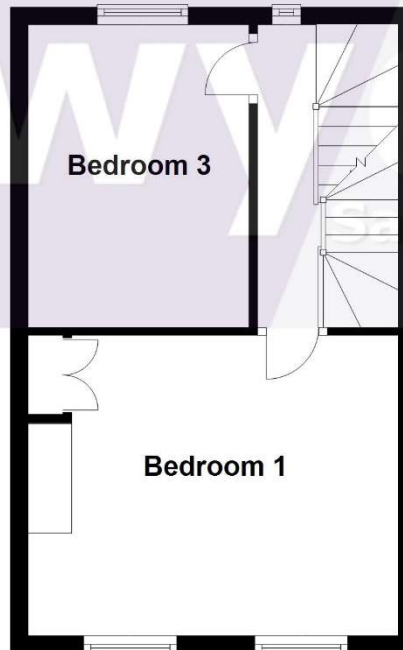
Ground Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



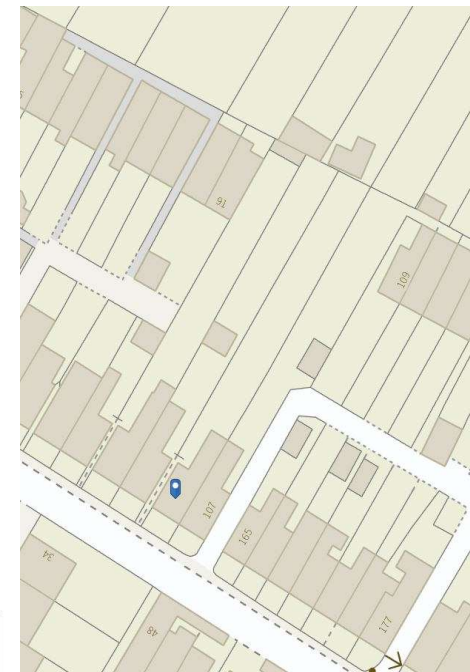
Second Floor

Approx. 25.1 sq. metres (270.3 sq. feet)



Total area: approx. 96.8 sq. metres (1041.9 sq. feet)

Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.



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