



FINE & COUNTRY

An impressive 1930's three bedroom detached residence set within its own generous landscaped grounds. A gated drive sweeps through the gardens via the front of the house where you will find ample parking, carport and garaging to the rear. Having been improved and extended this much loved home offers well-proportioned light and airy family accommodation. The attic room has been partially converted and could potentially be converted into a fourth bedroom subject to gaining the relevant consents. The property benefits from double glazing and oil fired central heating. The generous gardens have been lovingly tended and include an array of mature tree and shrub borders, formal lawns, patio areas giving you somewhere to sit out and enjoy the sunshine, a vegetable patch and further raised beds. Both garages have power and light and are adjacent to the carport area.

Contact us: 01453 751661

BRISTOL ROAD | STONEHOUSE | GL10 2BQ

£499,950

🛋️ 2 | 🛏️ 3 | 🚿 1 | EPC Rating: F



- Impressive detached family home
- Two separate receptions
- Conservatory
- Utility and Cloakroom
- Generous landscaped gardens
- Ample parking, garaging and carport
- No onward chain
- Video tour available

Hurstlea, 5 Bristol Road, Stonehouse, Gloucestershire, GL10 2BQ

An impressive 1930`s three bedroom detached residence set within its own generous landscaped grounds. Having been improved and extended this much loved home offers well proportioned light and airy accommodation. A gated drive provides ample parking and access to the carport and garaging. No Chain.

Amenities: The location allows for easy access to both Stonehouse Railway Station and the shops and amenities of Stonehouse Town Centre. There are Spar and Co-op convenience stores, with Sainsbury`s a short distance away along the A419 on the western edge of Stroud. Stonehouse railway station has a regular train service to both London and Cheltenham. 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. 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 brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Selling Agent:

Fine & Country
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751661
www.fineandcountry.com

Local Authority

Stroud District Council - Band D

Directions

For Sat Nav: GL10 2BQ

From Stroud take the A419 towards Stonehouse. At the end of the bypass, take the first exit at the roundabout onto the Bristol Road, sign posted M5. Continue through the traffic lights. After a short distance turn right, as identified by our `For Sale` board, (Just before the mini roundabout). The property will be found a short distance along on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	22 F	
1-20	G		

Approximate Area = 160.6 sq m / 1729 sq ft (Excluding Carport)

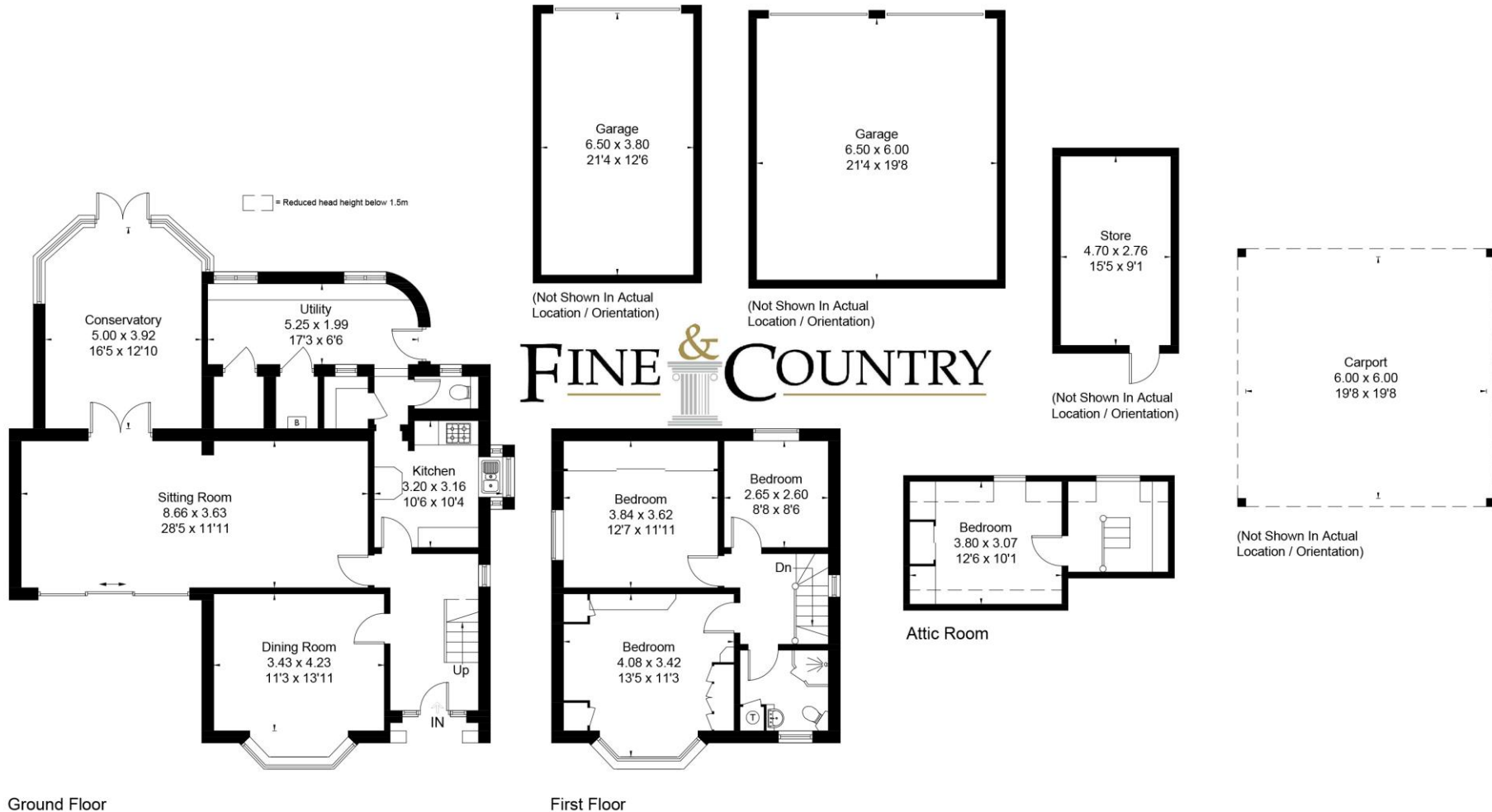
Garage = 63.7 sq m / 686 sq ft

Store = 12.9 sq m / 139 sq ft

Attic Room = 17.5 sq m / 188 sq ft

Total = 254.7 sq m / 2742 sq ft

Including Limited Use Area (6.4 sq m / 69 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

fourwalls-group.com 263706

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