



**SawyerS**  
Sales & Lettings

96 Horns Road, Stroud, Gloucestershire,  
GL5 1EG  
Offers Over £285,000

# 96 Horns Road, Stroud, Gloucestershire, GL5 1EG

**An extended three bedroom, three storey Victorian terraced home positioned in an elevated location along this ever-popular road with views over to the surrounding valley. Double glazing and gas central heating. Outside you will find the pleasant, enclosed garden. Internal viewing highly recommended.**

**An extended** three bedroom, three storey Victorian terraced home. The property is located within an elevated location affording a pleasant outlook from the upper floors across towards the surrounding valley. The accommodation briefly consists of: Entrance porch, kitchen/dining room, and living room whilst on the upper floors you will find the three bedrooms and bathroom. Double glazing and gas central heating. Outside the enclosed garden is laid mainly to gravel along with pleasant decked seating areas.

**Amenities:** - This location is well known locally for its good 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 porch

Part glazed door to side, window to front. Fitted wall unit.

## Living Room 4.93m (16'2") x 3.52m (11'7")

Timber door to front, double glazed window to front, coving, fireplace surround, wall light points, fitted shelving and radiator. Glazed double doors opening into the Kitchen/dining room.

## Kitchen/Dining Room 5.17m (17'0") x 3.3m (10'10") Max

Double glazed door to rear, double glazed window to rear, modern range of fitted wall and base units complemented with roll edged work surfaces, stainless steel single drainer sink unit with mixer taps, five ring gas range style cooker with double width oven, filter hood over, tiled splash backs, plumbing for washing machine, and space for fridge. Stairs to first floor with useful under stairs storage cupboard. Radiator.

## First Floor

### Landing

Double glazed Velux style window, built in double storage cupboard. Stairs to second floor.

### Bedroom One 3.79m (12'5") x 3.56m (11'8")

Double glazed window to front, under stairs storage cupboard and radiator.

### Bedroom Two 3.33m (10'11") x 2.25m (7'5") Min

Double glazed window to rear. Radiator.

### Bathroom 2.36m (7'9") Max x 1.84m (6'0") Max

Double glazed Velux style window, bath with shower over, low level WC and pedestal wash hand basin. Tiled splash backs. Over stairs storage cupboard.

## Second Floor

### Landing

Door to bedroom. Borrowed light window to bedroom.

### Bedroom Three 4.35m (14'3") Max x 3.55m (11'8")

Double glazed dormer window to front. Radiator. (Some reduced head height into eaves)

## Outside

### Rear

Steps lead down to rear door and courtyard. Outside light.

### Front

Enclosed garden being mainly laid to decked seating areas with Pergola and terraced gravel areas, raised shrub border and garden shed.

## Selling Agent

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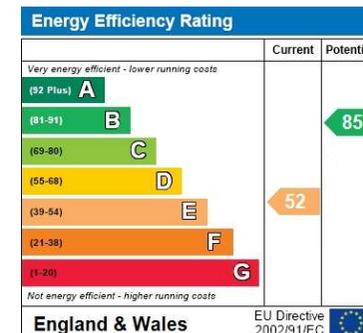
## Local Authority

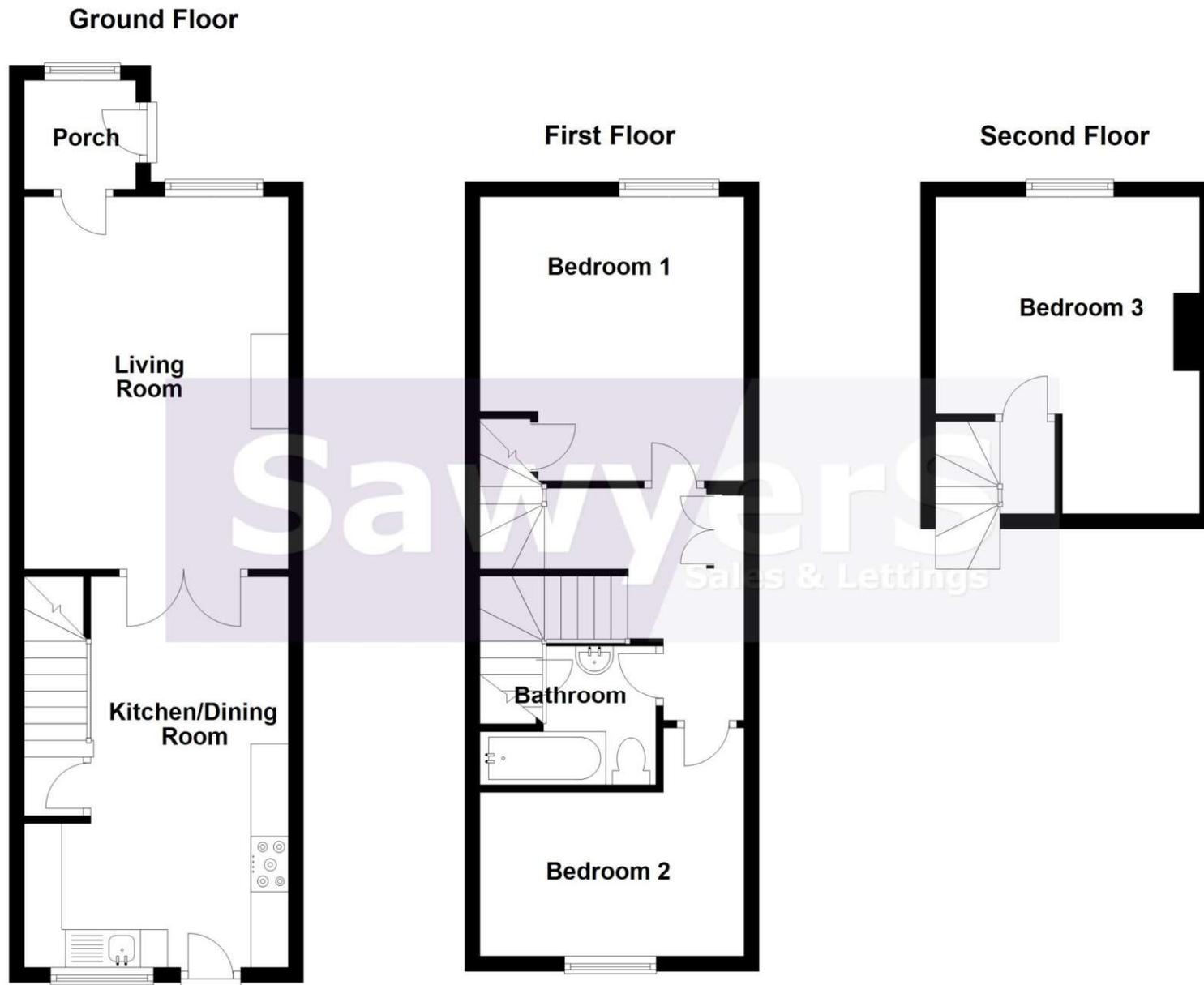
Stroud District Council - Band B

## Directions

For SAT NAV use: GL5 1EG

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 left hand side, clearly identified by our 'For Sale' board.





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

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