



**SawyerS**  
Sales & Lettings

51 Spillmans Road, Rodborough, Stroud,  
Gloucestershire, GL5 3LS  
Offers in Excess of £240,000



# 51 Spillmans Road, Rodborough, Stroud, Gloucestershire, GL5 3LS

**A well presented two double bedroom Victorian style home situated in an elevated position in Rodborough boasting character features. Outside will be found the front and rear gardens with raised seating areas to enjoy the views. No onward chain.**

**Sawyers** are pleased to offer to the market this well presented Victorian style home situated in an elevated position in Rodborough. The property enjoys broken views across the surrounding valleys. The accommodation in brief consists: Entrance porch, sitting room, kitchen/utility area and bathroom on the ground floor whilst upstairs on the first floor will be found the two double bedrooms. Outside the front garden is mainly laid to paved patio stepping down to an elevated decked seating area. The rear garden is slightly set back from the property being mainly laid to lawn with mature shrub borders along with a summer house and raised decked seating area. Internal viewing is a must to fully appreciate all on offer. No onward chain.

**Amenities:** Within the popular parish of Rodborough there are Primary Schools, Public Houses, basic grocery shops, Churches and recreational facilities, including Rodborough Common, located half a mile further up the hill. 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 is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

## Entrance Porch

Double glazed door to side, window to front, tiled flooring, door to:

## Sitting Room 3.63m (11'11") x 3.61m (11'10")

Double glazed window to front with fitted shutters, coving, woodburner set within fireplace, radiator, television point and telephone phone point. door to:

## Kitchen/Utility Area 4.37m (14'4") Max x 3.35m (11'0") Max

Double glazed door to side giving access through a covered access way leading to the rear garden, two roof lights, door to stairs leading to first floor, range of fitted wall and base units complemented with roll edge work surfaces, stainless steel single drainer sink unit, tiled splash backs, built in gas hob with electric oven under and filter hood over, radiator, laminated flooring. Wall mounted boiler, plumbing for washing machine, space for fridge, space for freezer, tiled flooring, door to:

## Bathroom

Double glazed velux window, suite comprising: low level W/C, pedestal wash hand basin, bath with `Mira` mixer shower, part tiled walls, heated towel rail and tiled flooring.

## First Floor

## Landing

Window to rear, doors to:

## Bedroom One 3.61m (11'10") x 3.63m (11'11")

Two double glazed windows to front, decorative fireplace, coving, radiator and laminated flooring.

## Bedroom Two 2.75m (9'0") x 2.68m (8'10")

Double glazed window to rear, radiator and laminated flooring.

## Outside

## Front

Steps and path lead to the front door, raised patio/seating area affording views, step down to further decking area.

## Rear

Mainly laid to lawn and flower/shrub borders, raised decked seating area with summer house/shed.

## Agents Note

You are required to pass through the garden of the neighbouring property to reach the front of the property via a right of way over the pathway. The rear garden is also slightly set off at the rear and is access via a shared access/right of way.

Property does not have private off road parking.

## Selling Agent

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## Local Authority

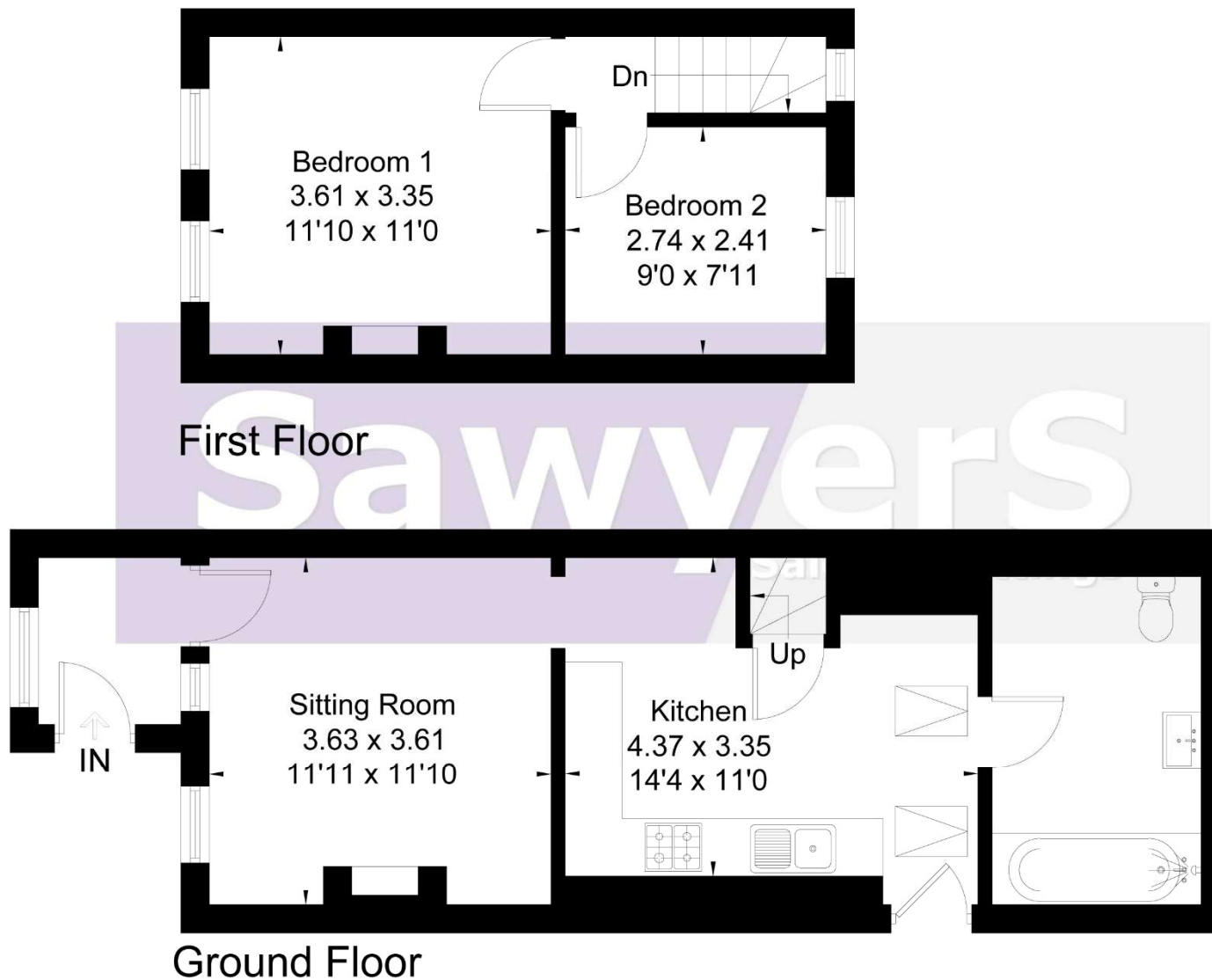
Stroud District Council - Band B

## Directions

For SAT NAV use: GL5 3LS

Leave Stroud via the A46 Bath Road, turn left onto Rodbrough Hill, follow the road up and turn right into Spillmans Road, the property can be found towards the end on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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