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Sales & Lettings

169 Horns Road, Stroud, Gloucestershire,
GL5 1EE
Price £310,000

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A generous two double bedroom, three-storey Victorian terraced home positioned in an elevated location along this ever popular road. Double glazing where specified and gas central heating. Outside you will find the pleasant cottage style vegetable garden and garage.

A generous and much loved two double bedroom, three-storey Victorian terraced home located within an elevated position. The accommodation briefly consists of: entrance porch, living room, dining room, kitchen and rear porch on the ground floor whilst on the upper floors you will find the two double bedrooms and shower room. Benefits include double glazing (Where specified) and gas central heating. Outside, the enclosed garden is mainly laid to a cottage style vegetable garden with useful gated rear access leading to the detached garage. The property is in need of a degree of updating giving purchasers the opportunity to put their own stamp on it. Early viewing highly recommended to avoid missing out.

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 Porch

Glazed door to front, windows to sides and double glazed door to living room.

Living Room 3.47m (11'5") x 3.12m (10'3")

Double glazed window to front, fireplace with log burner and exposed stone work. Opening to dining room.

Dining Room 3.68m (12'1") x 2.64m (8'8")

Sash window to rear, stairs to first floor, under stairs storage and radiator.

Kitchen 3.84m (12'7") x 1.97m (6'6")

Door to side, double glazed window to rear, range of fitted wall and base units with block edged work surfaces, one and a quarter bowl sink unit with mixer tap, tiled splash backs, space for gas cooker, plumbing for washing machine, space for fridge/freezer, wall mounted 'Worcester Bosch' combination boiler, radiator and laminated floor.

Rear Porch 3.92m (12'10") x 1.32m (4'4")

Double glazed door to rear, window to rear and window to side.

First Floor

Landing

Double glazed window to rear, stairs to second floor and radiator.

Bedroom One 3.58m (11'9") x 3.13m (10'3")

Double glazed window to front, built in double wardrobe and radiator.

Shower Room 2.89m (9'6") x 1.98m (6'6")

Double glazed window to rear, shower cubicle, low level W/C and pedestal wash hand basin. Tiled splash backs and chrome heated towel rail.

Second Floor

Bedroom Two 5.32m (17'5") x 3.76m (12'4")

Double glazed dormer window to front, double glazed velux style window to rear, storage and radiator.

Outside

Front

Steps to front door. Mature shrub border.

Rear

Enclosed with gated rear access. Mainly laid to a cottage style vegetable garden.

EPC

Pending

Garage

Metal in construction with double opening doors to front and window to rear.

Material Information

Title Number: GR164360

Tenure: Freehold

Conservation Area: Stroud top of Town

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: B

Annual price £1,843 2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: Very Low Risk

Mobile coverage: EE, Vodafone, Three, O2

Broadband Speed: Basic (6 Mbps) Superfast (80 Mbps) Ultrafast (1800 Mbps)

Satellite/Fibre TV Availability: BT, Sky, Virgin.

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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Local Authority

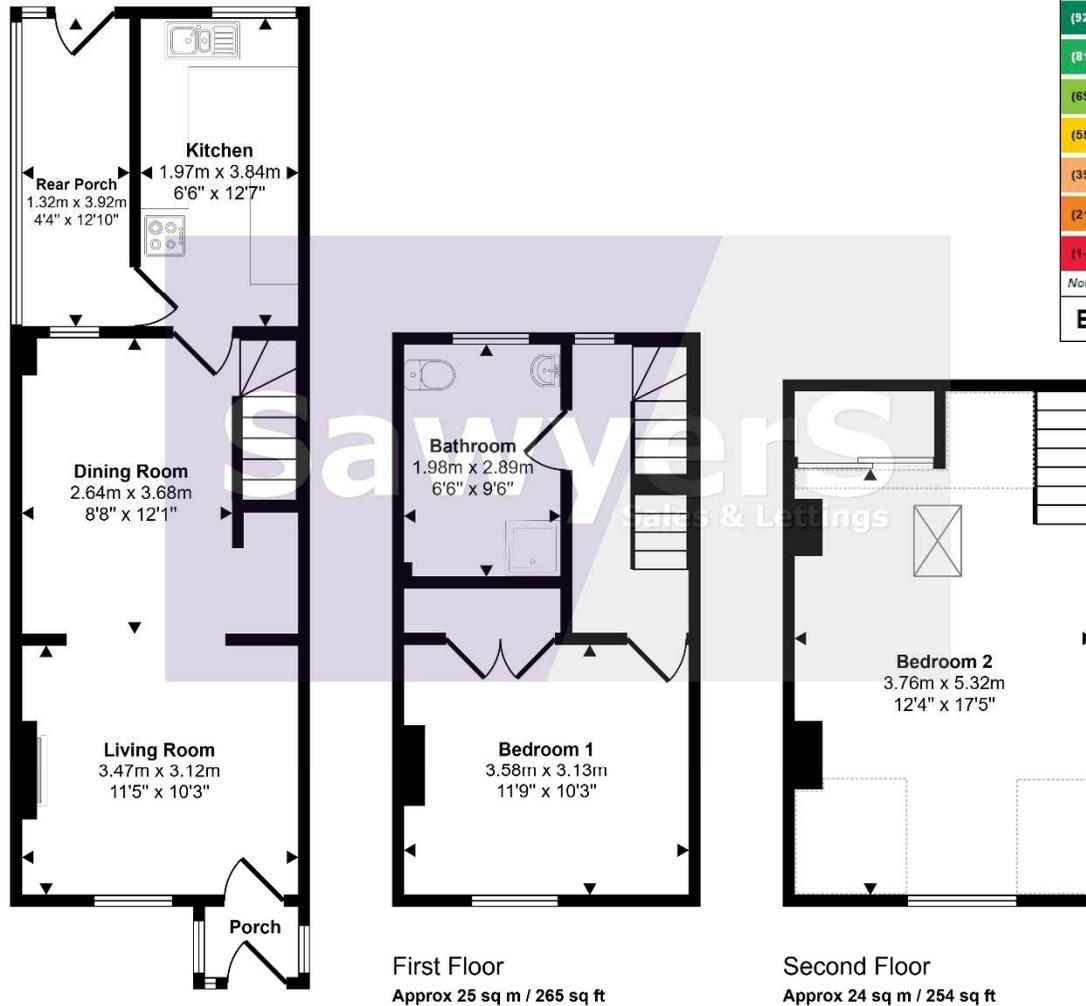
Stroud District Council - Band B

Directions

For SAT NAV use: GL5 1EE

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.

Approx Gross Internal Area
87 sq m / 940 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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