



**15 Hill Close, Stroud GL5 3PG**  
**£290,000**



## 15 Hill Close, Stroud GL5 3PG

• Three-bedroom home in Stroud • Panoramic views • Three reception rooms • Large garden • Within walking distance of local amenities • Tax band C. £1,781.71 p/a (2022/2023) • Near to excellent primary schools • Potential rental income of £1,100pcm • Cul-de-sac setting • EPC rating D63



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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**£290,000**

### Hallway

Victorian style ceramic tiles with complimenting half panelled walls. Radiator to the side elevation. Doors to the ground floor accommodation and stairs to the first floor. Useful under-stairs storage.

### Living room

Wood effect laminate flooring. Large window to the front elevation with a radiator beneath. Wood burner.

### Dining room

Quarry tiled flooring. Window to the rear elevation overlooking the garden and up towards Selsley common. Ornate fireplace with mantle over.

### Kitchen

Quarry tiled flooring and multi-coloured tiled splashback. Matching wall and base units with worksurface over. Space for washing machine and oven. Space for a fridge freezer with a door to the garden. Window to the rear elevation.

### Sunroom

Tiled flooring. Panoramic windows with exceptional views.

### Bedroom 1

Grey carpet. Window to the front elevation with a radiator beneath.

### Bedroom 2

Grey carpet. Window overlooking Penn Woods. Radiator and airing cupboard to the rear elevation

### Bedroom 3

Grey carpet. Window to the front elevation with radiator beneath.

### Bathroom

Newly fitted three-piece vanity suite comprises bath with shower over, WC and wash hand basin. Window to the rear elevation. Tiled flooring.

### Outside

To the front of the property, is a landscaped front garden with steps leading to the door. There is a useful path to the side of the house, leading to the garden. The spacious garden is split into useful tiers. The top tier is laid to lawn with an area of patio, perfect for alfresco dining. A footpath leads to the rest of the garden, where a range of mature plants and shrubs can be found, alongside useful sheds for storage.

### Tenure

Freehold.

All mains' services are believed to be connected to the property.

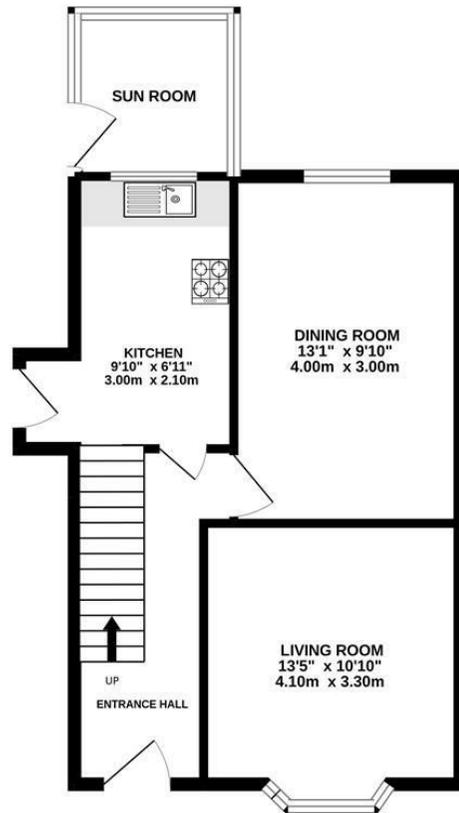
Stroud District Council. Tax band C. £1,781.71 per annum (2022/2023).

### Location

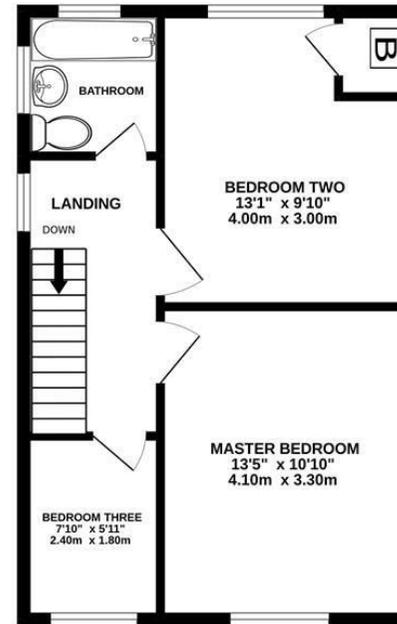
The property is located near to many local amenities that include the well-regarded Rodborough Community Primary School and Gastrells School, local supermarkets such as Aldi and Sainsbury's. A wider range of facilities are available in nearby Stroud approximately a mile distant to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. There is also a nearby cycle path to both Nailsworth and Stroud as well as lovely local walks.



GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81-91	B		
35-80	C		
15-40	D		
1-14	E		
1-14	F		
1-14	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



