



Velhurst Drive,
Brownshill,
Stroud, GL6 8AF

£340,000

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Hunters Stroud are delighted to offer this 3 bedroom semi detached house which is in need of updating and offered to the market with no onward chain. The property enjoys the benefit of gardens which surround 3 sides of the property together with driveway parking and an integral single garage. Internally the property briefly comprises, An entrance hall, sitting room/dining room with patio door to garden and a kitchen breakfast room. To the first floor, a landing gives access to 3 bedrooms and a good sized bathroom. Viewings by appointment only.



Amenities

Chalford/Bussage has a good range of local facilities, including a Tesco Express, doctors surgery as well as two primary schools within walking distance. There is relatively easy access to the ever popular Thomas Keble secondary school too. There are also country Inns nearby, walks, the woods are (excellent for dog walking) and recreation grounds to enjoy. There is also a clear sense of community in the area whilst further more comprehensive shopping and leisure facilities can be found in Cirencester or Stroud the latter also benefiting from a mainline rail link to London Paddington.

Directions

From Stroud, take The London Road and take a left into Old Neighbourhood, carry on up the hill and left again at the crossroads onto The Frith. Continue along this road, taking the right turn opposite the sign post by the playing field, then the first right into Velhurst Drive. The house is the last on the right.

Hunters GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Entrance Hall

Double glazed front door, door to sitting room/ dining room.

Sitting Room/Dining Room 26'8" x 11'7" max

Double glazed window to the front, coal-effect gas fire with mantle and hearth, double radiator, double glazed patio door to rear garden, door with staircase to 1st floor, door to kitchen.

Kitchen Breakfast Room 11'5" max x 9'5"

A selection of wall and base units with worktops over, stainless steel sink, wall mounted Worcester gas fired boiler, double glazed window to the rear garden, space for fridge freezer, plumbing and space for washing machine, space for gas cooker, storage cupboard, double glazed door to side garden.

Landing

Double glazed window to side, loft access, radiator over staircase, doors to bedrooms and bathroom.

Bedroom 1 13'2" x 10'0" max > 7'9"

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

Bedroom 2 13'2" x 9'9" > 5'8"

Double glazed window to the front aspect, radiator, built-in double wardrobe.

Bedroom 3 12'7" x 7'0"

Double glazed window to the rear garden, radiator.

Bathroom 8'9" x 6'1"

A coloured blue suite, comprises a pedestal basin, WC, panelled bath with mixer tap and shower handset, radiator, double glazed window to the rear garden, walk-in airing cupboard with hot water tank and shelves.

Outside

Front Garden & Driveway

Laid to grass either side of the tarmac driveway, gate to side garden, shrubs and plants.

Garage 15'5" x 8'0"

Gas and electric meters, light and power, up and over door.

Rear Garden

The rear garden is laid to grass with decking adjacent to the house and outside tap. Various shrubs and plants can be found. The lawn extends to the side of the house with patio area and summer house with gate leading to the front garden. There is also an integral tool storage cupboard on the side of the property.

Tenure

Freehold

Council Tax Band

Chalford Parish Band C.

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Tenure: Freehold
Council Tax Band: C



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

- 3 Bedroom Semi
- Gardens To 3 Sides
- Garage & Driveway Parking
- In Need Of Updating
- Sitting Room/Dining Room
- Gas Fired central Heating
- Kitchen Breakfast Room
- Close To Park
- EPC Band D (57)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.