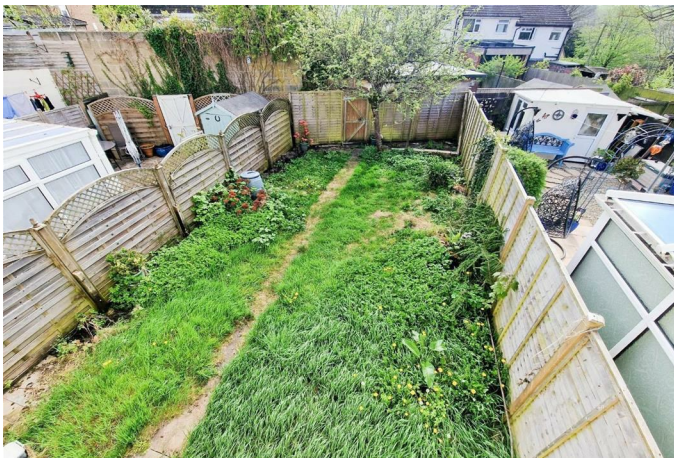




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Stone Manor, Bisley Road, Stroud | £240,000  
Call us today on 01453 764912





### Energy rating and score

This property's energy rating is F. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

### 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.



**\*\* NO CHAIN \*\*** Hunters Estate Agents are delighted to offer this 3 bedroom terraced home located in a popular Stone Manor development which requires updating. The property comprises off an entrance hall, living room, dining room & kitchen to the ground floor. The first floor has 3 bedrooms and the family bathroom. Further benefits include rear garden, UPVC double glazing and 1 allocated parking space.

#### SITUATION

Stone Manor is a popular development which is just around a mile from the centre of Stroud. The centre of Stroud is therefore easily accessible with a number of residents walking to town on a day to day basis. It is also accessible to open countryside beyond the town limits, with local walks to areas such as the Heavens, being an ever popular pursuit for many. Stroud itself has comprehensive leisure and shopping facilities as well as a mainline rail link to London Paddington. There is also a Waitrose, Tesco and Sainsbury's to choose from, whilst Junction 13 of the M5 is only a few miles distance too.

#### ENTRANCE HALL

UPVC double glazed entrance door, stairs to first floor and a radiator.

#### SITTING ROOM

13'8" x 15'4"  
UPVC double glazed windows to front, radiator, under stairs cupboard, TV point, phone point, ceiling rose, ceiling cover and picture rail.

#### DINING ROOM

8'5" x 9'9"  
UPVC double glazed french doors to garden.

#### KITCHEN

8'5" x 8'5"  
Wall, floor & drawer kitchen units, roll-top work

surfaces, drainer stainless steel sink, built-in oven, hob & washing machine, space for fridge, extractor fan, tiled floor and a UPVC double glazed window & door to rear.

#### FIRST FLOOR LANDING

Access to loft space.

#### BEDROOM ONE

12'5" x 8'8"  
UPVC double glazed window to front, radiator, TV point and built-in wardrobe.

#### BEDROOM TWO

9'11" x 10'0"  
UPVC double glazed window to rear, radiator and TV point.

#### BEDROOM THREE

9'7" x 8'2"  
UPVC double glazed window to front and a radiator.

#### BATHROOM

Low level WC, pedestal wash basin, paneled bath, Triton electric shower, splash back tiling, radiator, UPVC double glazed & frosted window to rear and cupboard containing hot water tank.

#### EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include fenced borders, outside tap, gated rear access and bedding areas.

The front garden is laid to stone chippings

#### ALLOCATED PARKING

One allocated parking space.

#### TENURE

The property is leasehold. Its a 999 year lease from 1995.

#### MANAGEMENT COMPANY

The management company is The Stone Manor Management Company Limited. There is an annual management charge of £730 per annum (To be confirmed).

#### COUNCIL TAX BAND

The council tax band is B.

#### AGENT NOTES

Please note that we believe the property is on LPG gas and not on main gas.

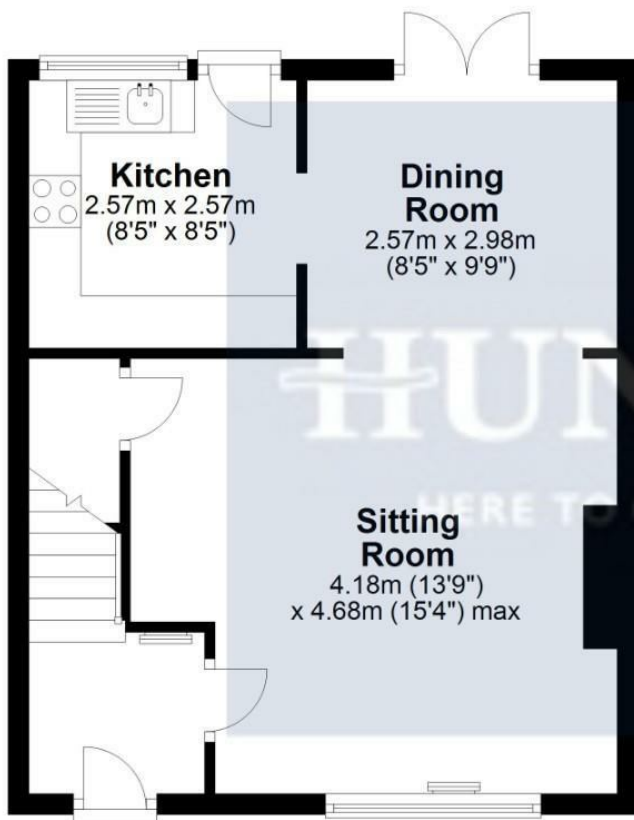
#### SOCIAL MEDIA

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



## Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.4 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.

## Flat 63, STROUD

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.

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