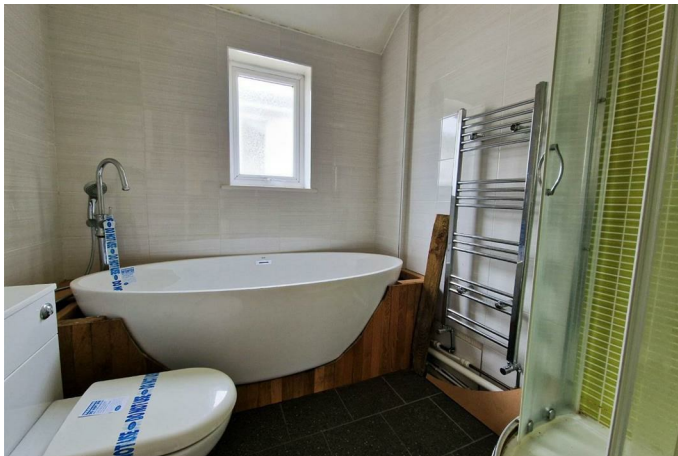




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Stringers Drive, Stroud | £300,000  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	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.

**\*\*Hunters are now in receipt of an offer for the sum of £285,000 for 36 Stringers Drive. Anyone wishing to place an offer on this property should contact Hunters on 01453 764912 before exchange of contracts. \*\***

**Hunters estate agents are delighted to offer this flexible and extended 3 bedroom semi-detached bungalow which is offered to the market with no chain. The property comprises of an entrance hallway, three bedrooms, kitchen/dining room, living room and bathroom. Further benefits include front & rear garden, driveway parking, UPVC double glazing and gas central heating.**

#### SITUATION

Stroud's centre is a short drive away and offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket, Waitrose. Aldi (short walk away) and Lidl, not forgetting Tesco's along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

#### ENTRANCE HALL

UPVC double glazed entrance door, radiator and access to loft space.

#### BEDROOM ONE

15'8" x 10'5"  
UPVC double glazed bay window to front, radiator, TV point and USB sockets

#### BEDROOM TWO

10'5" x 9'8"  
UPVC double glazed window to front and a radiator.

#### BEDROOM THREE

10'9" x 7'4"  
UPVC double glazed window to side, radiator and cupboard containing Worcester boiler.

#### BATHROOM

7'3" x 6'7"  
WC, vanity sink with mixer tap, freestanding bath with mixer tap & shower hose, shower cubicle, shower off mains, heated towel rail, tiled throughout, extractor fan and a UPVC double glazed & frosted window to side.

#### LIVING ROOM

18'4" x 9'8"  
UPVC double glazed window to rear, radiator, TV point, phone point and USB socket.

#### KITCHEN/DINING ROOM

14'9" x 10'7"  
Good range of wall, floor & drawer kitchen units, roll-top work surfaces, stainless steel drainer sink with mixer tap, built-in oven, hob, fridge & freezer, space for washing machine and dishwasher, extractor fan, splash back tiling, radiator, UPVC double glazed window & french doors to rear and space for table & chairs.

#### EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include fence/brick borders, outside tap, outside power and bedding areas.

The side is mainly laid to stone chippings with outside tap and gated front access.

The front garden is laid to lawn & stone chippings.

#### OFF-STREET PARKING

Parking for 2+ vehicles.

#### COUNCIL TAX BAND

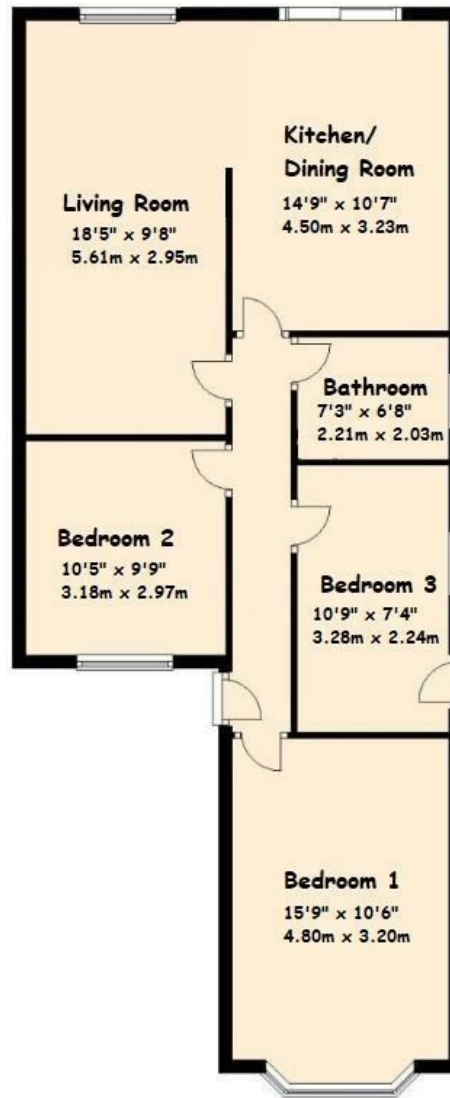
The council tax band is C.

#### TENURE

Freehold

#### 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.



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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | [stroud@hunters.com](mailto:stroud@hunters.com)

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