



Westrip,
Stroud,
GL6 6EY

£450,000

3 1 2 D

Hunters Stroud are delighted to offer this 1960s built 3 bedroom detached bungalow which has been lived in by the current owner since the bungalow was built. The bungalow boasts the most beautiful views to the rear across the valleys. Briefly comprises a gated driveway leading to a single garage and gardens to the rear incorporating a top terrace with wonderful views, a lower lawn with surrounding well stocked shrub beds and a lower former vegetable area. Internally comprising 3 bedrooms, shower room, dining hallway and sitting room leading into the conservatory. viewings by appointment only.



Hunters Stroud GOLD Award Winners Again!

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. 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.

Amenities

Westrip is adjacent to Cashes Green and is within easy proximity of the local Co-op supermarket, post office and a number of other local shops. Schooling is convenient to with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for Boys and Stroud High for Girls all being accessible. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross itself has bus routes and it is also convenient to get to junction 13 of the M5. A short drive will take you to Sainsbury's Supermarket along with Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits. Westrip itself has a village pubs namely: The Carpenter Arms which is just along the road from the bungalow.

Directions

The Bungalow is located approximately 4 doors way from the Carpenters Arms in Westrip.

Sitting Room 15'8" max x 11'8"

Double glazed patio door and double glazed window looking into the conservatory, coal effect gas fire to a stone surround and wooden mantel, two radiators, cupboard/shelving unit included.

Conservatory 14'0" x 8'6"

Boasting some amazing views across the valley. Double glazed patio door and windows, access to top patio terrace, double radiator.

Dining Hallway 10'5" x 8'9"

Radiator, double glazed front door, opaque double glazed window. Door to kitchen and door to inner hallway. The side door is used more as the main entrance by the seller.

Kitchen 10'8" x 8'8" max

A selection of gloss white wall and base units with composite worktops over. One and a half bowl stainless steel sink, integrated refrigerator, electric oven with microwave oven above. Induction hob, stainless steel sink unit, large cupboard incorporating the gas boiler and hot water tank, shelving and trip box. Double glazed door to the side of the bungalow, pelmet and under cupboard lighting.

Inner Hallway

Access to loft via a pulldown ladder with light and some boarding. Doors to bedrooms and bathroom.

Bedroom 1 11'8" x 11'8" > 8'2" by wardrobes

Triple glazed window, radiator, built-in wardrobes with bulkhead storage cupboards over matching dressing table and drawers. Wonderful views.

Bedroom 2 11'9" > 9'8" x 8'10"

Triple glazed window, radiator, built-in mirror fronted wardrobes. Wonderful views.

Bedroom 3 8'9" x 8'5" max > 6'6"

Built-in mirror fronted wardrobe, triple glazed window, shelving, radiator.

Shower Room 6'2" into shower x 5'2"

Comprising a 3-piece white suite to include: Shower cubicle, WC, wash basin and storage, tiled floor, radiator, double glazed window, recessed lighting.

Driveway & front Garden

The bungalow is approached via a gated tarmac driveway with deep established flower and shrub beds and steps leading down to the bungalow. A door on the side leads into the kitchen, there is access to the rear garden, outside tap.

Rear Garden

Along side and accessed from the conservatory is a patio area which enjoys fabulous views and has a manually operated sun canopy. As you walk down the garden from the side of the garage, under the garage is a tool store. A small pond can be found on your left and steps lead down to an area laid to grass with deep well stocked shrub beds with trees interspersed and a camouflaged pond to the right of the garden by the lilies. A pathway continues to a former vegetable area with greenhouse, shed and shrubs.

Garage 18'0" x 7'9"

Up and over door, light and power, inspection pit, double glazed window.

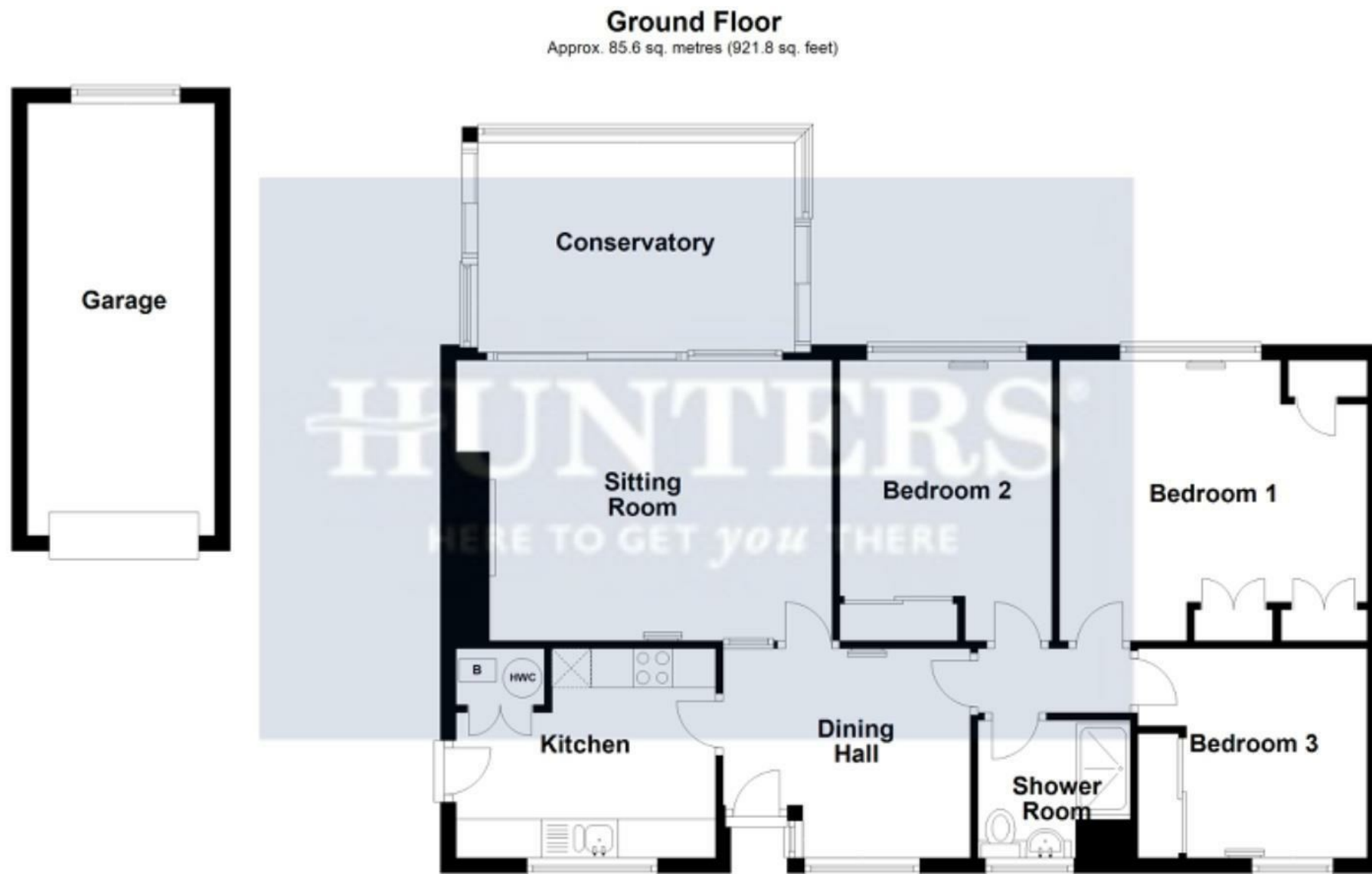
Social Media

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 & Solar Panels

Tenure is freehold. The solar panels are owned and provide a feed in tariff which we believe gets transferred to the new owners. For more information contact us.

Tenure: Freehold
Council Tax Band: D



Total area: approx. 85.6 sq. metres (921.8 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.

- Detached Bungalow
- Wonderful Valley Views
- Detached Garage & Driveway
- Conservatory
- 3 bedrooms
- Kitchen With Many Built In Appliances
- Shower Room
- Dining Hallway
- EPC Band D (60)
- Solar Panels For Cheaper Electricity & Feed In Tariff.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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.