



Gilbert Young Close, Stonehouse, GL10 3FL

£320,000

 3  2  1  B

Chain Free! Hunters are delighted to offer this three bedroom, 2 bathroom modern house built approximately five years ago and still under the remainder of the NHBC certificate. The property benefits from off-road parking for two cars in front of the property and the garden has been landscaped with low maintenance in mind. Internally comprising an entrance hall, WC, kitchen dining room and sitting room, to the first floor a landing leads to a master bedroom with ensuite, 2 further bedrooms and the main family bathroom. Viewings are by appointment only.



Directions

From The M5 Junction 13 take the Stroud road to the roundabout. Take the first left into Great Oldbury, then left into Alfred Underwood way, where Gilbert Young Close can be seen on the right with the house just along on the left.

Hallway

Wood effect floor, staircase, radiator, recessed mat, double glazed front door.

WC

Pedestal basin, WC, radiator, wood effect floor.

Sitting Room 15'5" x 11'5" to doors

Double glazed French doors with glass panels, 2 radiators.

Kitchen Dining Room 18'6" x 11'9" > 8'2"

A gloss white range of units with wood effect worktops, stainless steel sink with mixer tap, gas hob, electric oven, stainless steel extractor. Integrated fridge and freezer, washer dryer and dishwasher. UPVC double glazed window, wall mounted gas fired boiler, radiator, double glazed window to the side, under stairs cupboard with power.

Landing

Linen/storage cupboard, loft access.

Bedroom 1 13'4" > 10'6" x 10'7" > 3'6"

Double glazed window to the rear, radiator, door to en suite, fitted wardrobes.

En-Suite 7'6" x 4'5" max

Comprising a wide shower cubicle, pedestal basin, WC, heated towel rail, extractor, wood effect floor, opaque double glazed window.

Bedroom 2 11'6" x 8'5"

Double glazed window to the front, radiator.

Bedroom 3 10'6" > 8'3" x 6'6"

Double glazed window to the front, radiator, recess for a wardrobe.

Family Bathroom 5'9" x 8'6" > 5'5"

A white suite comprises of a panelled bath with shower over, WC, pedestal wash basin, tool heated towel rail, extractor, vinyl wood effect floor, double glazed window with opaque glazing.

Outside

Front Garden

With two spaces for parking and pathway to door, slate bed, canopy porch and side access gate

Rear Garden

With sandstone paved terrace and artificial grass designed with low maintenance in mind. Side gate, cold water tap, enclosed by fencing.

Tenure & Development Charge

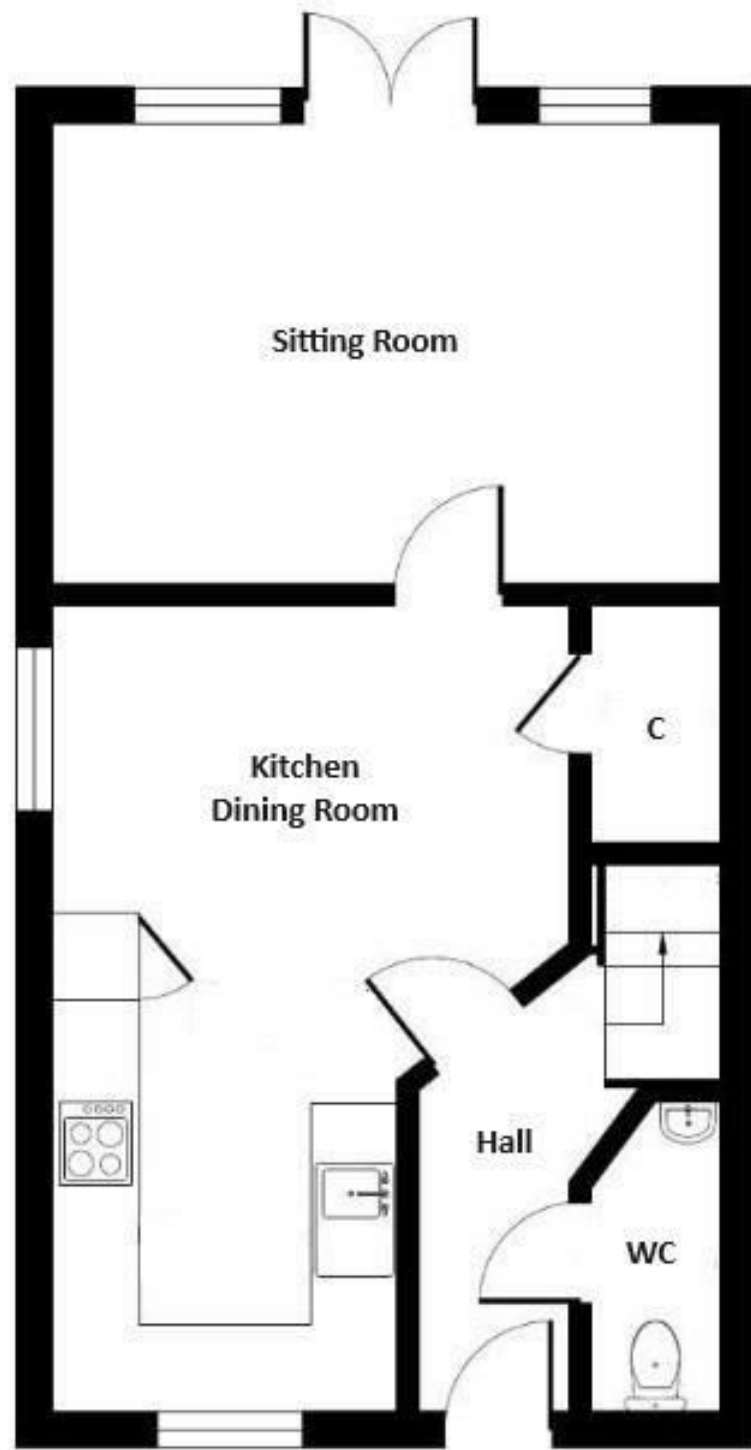
Freehold. There is a yearly charge which all houses pay a percentage of for grounds maintenance of circa £200. Amount to be confirmed.

Social Media

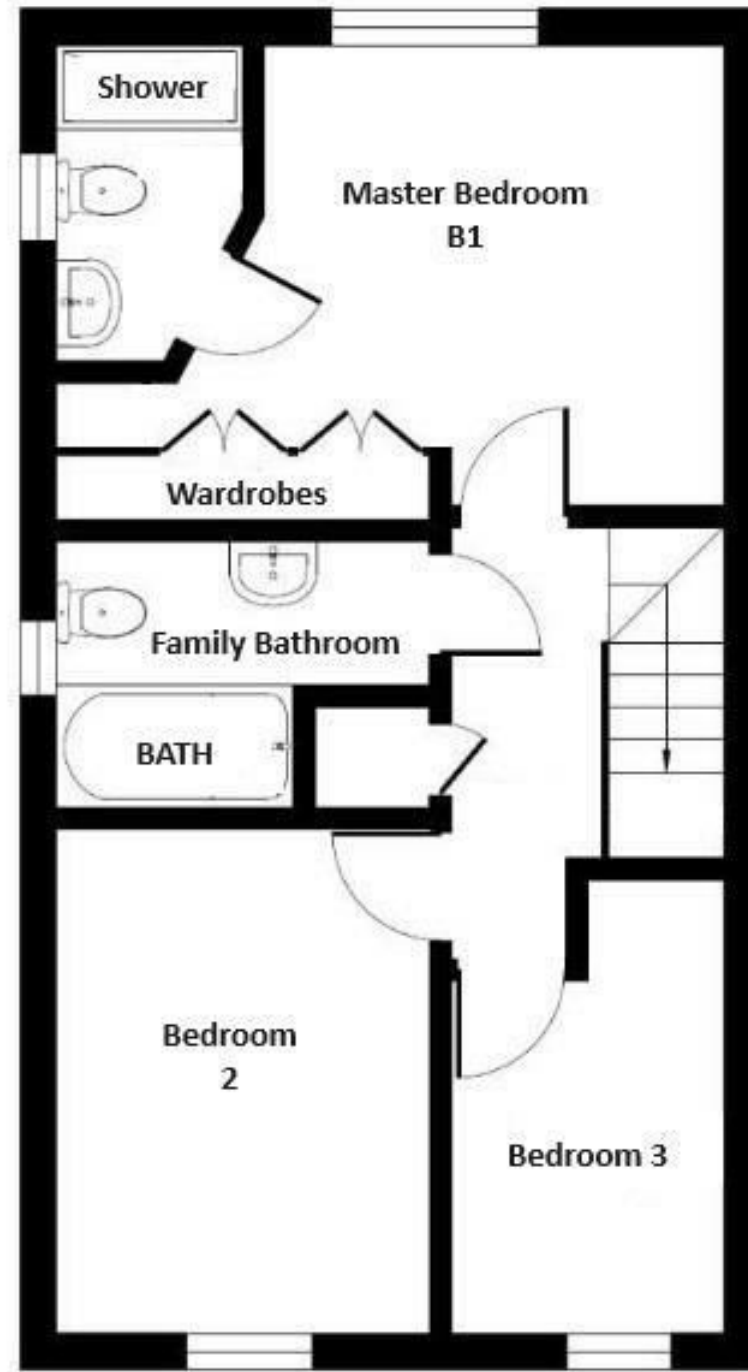
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Council Tax Band

Band C



GROUND FLOOR



FIRST FLOOR

Tenure: Freehold
Council Tax Band: C

- 3 Bedroom Semi Detached House
- Under Remainder Of NHBC Guarantees
- Kitchen Dining Room
- Many Built In Kitchen Appliances
- D/S WC
- Master bedroom With Ensuite
- Landscaped Rear Garden
- Parking For 2 Cars
- No Onward Chain
- EPC Band B (85)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.