



**HUNTERS**<sup>®</sup>

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Mill Farm Drive, Stroud | Asking Price £295,000  
Call us today on 01453 764912



### 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**No Chain! Hunters are delighted to offer this two bedroom semi detached bungalow which is offered to the market with no onward chain. The property is in need of some updating and briefly comprises an integral garage, hallway, two double bedrooms and a possible occasional third bedroom with door leading into the conservatory. There is a kitchen with door leading to the side and a bathroom with white three-piece suite. Externally the property is approached through a gated and pillar entrance, with side access leading into the rear garden. The rear garden is mature, laid to lawn with small summer house and lockable shed. Viewings by appointment only.**

#### 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](mailto:stroud@hunters.com) for a free valuation.

#### Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known Centre for arts and crafts as well as its weekly Farmers Market just along from our office; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 3 major supermarkets including Waitrose and Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including, Stroud Valley Primary School which is just along the road. Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away.

#### Hallway

Two radiators, double glazed front door with panel to the side, picture rail, loft access via a pulldown ladder with power and light and some boarding.

#### Sitting Room

16'9" x 12'0"

Large double glazed window to the front, radiator, coal effect gas fire with surround and mantle.

#### Bedroom 2

10'4" x 10'9" max

Large double glazed window to the front, double radiator.

#### Bedroom 1

12'0" x 11'9"

Large double glazed window to the rear, radiator, 2 built-in wardrobes one with shelving.

#### Bathroom

7'1" x 5'5"

A white suite comprises a pedestal basin, panelled bath with mixer tap and shower handset. WC, heated towel rail, opaque double glazed window.

#### Reception/ Dining Room/Study

11'9" max x 10'4" max

Radiator, double glazed window and door to conservatory. Could be used as an occasional 3rd bedroom.

#### Conservatory

8'8" x 8'4"

UPVC double glazed, radiator.

#### Outside

##### Front Garden/Drive

Laid to stones with steps leading to the front door. A concrete driveway leads to the garage door providing parking for one car with shrubs either side. Double drive gates and pedestrian gate, sloping pathway to the side of the bungalow to meet the rear garden.

#### Rear Garden

A mature garden laid to lawn with patio adjacent to the summer house. There are various shrub and flower beds and a small lockable shed.

#### Garage

18'3" x 10'5"

A good sized single garage with light and power, trip box, cold water tap, Worcester gas fired combination boiler, up and over door, storage units to rear.

#### Council Tax Band

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.

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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