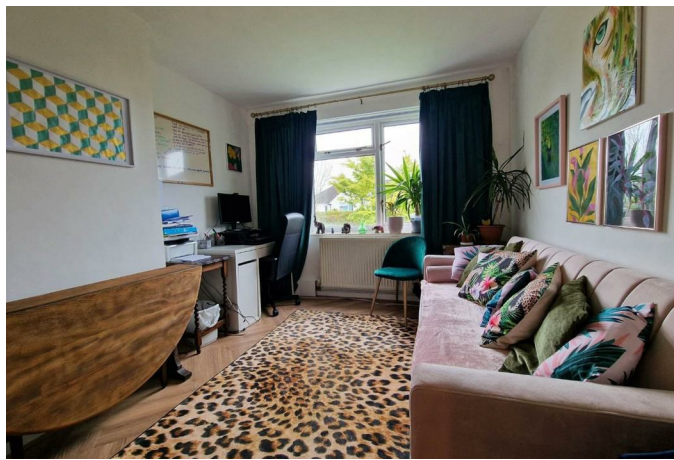




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

The Square, Stroud | £360,000  
Call us today on 01453 764912



### Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 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 Estate Agents are delighted to offer this 3 bedroom semi-detached family home located in a elevated position in Stroud. The property comprises of an entrance hall, living room, dining room & kitchen to the ground floor. The first floor has bathroom, separate WC and three bedrooms. Further benefits include good sized garden, gas central heating, parking & views.**

#### ENTRANCE HALL

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

#### LIVING ROOM

11'11" x 9'11"

UPVC double glazed window to front with views, radiator and phone point.

#### DINING ROOM

13'10" x 10'11"

UPVC double glazed window to to front with views and a radiator.

#### KITCHEN

10'11" x 6'7"

Wall, floor & drawer kitchen units, roll-top work surfaces, drainer sink with mixer tap, space for cooker, washing machine

#### REAR LOBBY

Door into garden & understairs cupboard containing Worcester combination boiler.

#### FIRST FLOOR LANDING

UPVC double glazed window to rear, radiator and access to loft space.

#### BEDROOM ONE

13'5" x 10'11"

UPVC double glazed window to front with views, radiator and built-in wardrobe.

#### BEDROOM TWO

11'6" x 9'10"

UPVC double glazed window to front with views, radiator and built-in wardrobe.

#### BEDROOM THREE

10'11" x 7'1"

UPVC double glazed window to rear and a radiator.

#### BATHROOM

6'9" x 4'5"

Sink with mixer tap, Paneled bath, Mira shower, heated towel rail, extractor fan, vinyl flooring, splash back tiling and a UPVC double glazed & frosted window to side.

#### SEPERATE WC

Low level WC, sink with mixer tap, splash back tiling, vinyl flooring and a UPVC double glazed & frosted window to side.

#### EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include hedged/fenced borders, bedding areas, concrete hard standing and outside tap.

The front garden is mainly laid to lawn. Further benefits include bedding areas and hedged borders.

#### OFF-STREET PARKING

Parking for 2+ vehicles.

#### TENURE

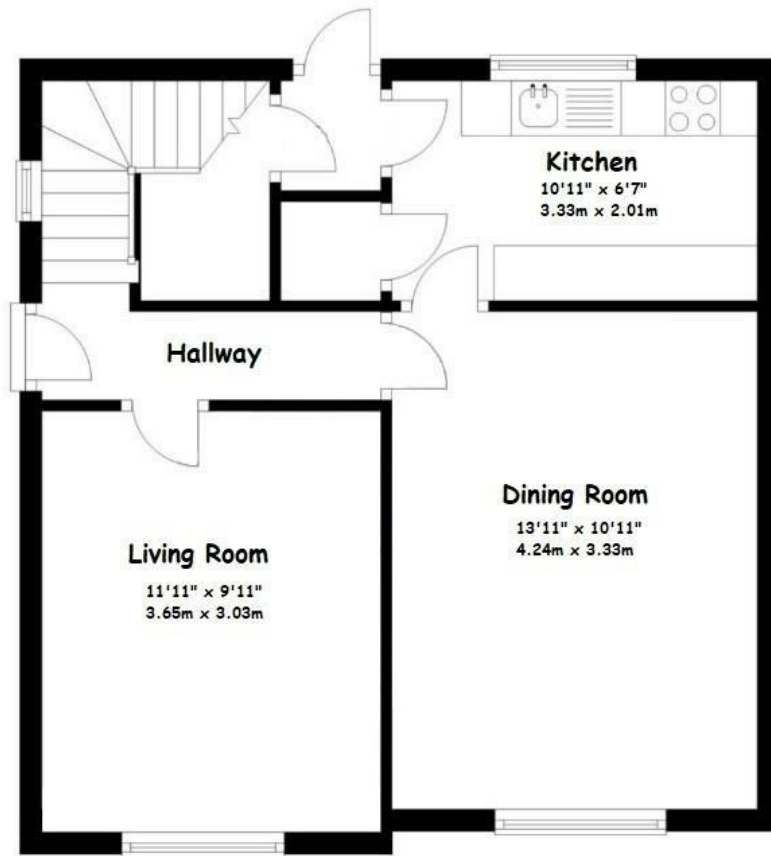
Freehold

#### COUNCIL TAX BAND

The council tax band is B.

#### 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. 43.1 sq. metres (464.0 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)

**Total area: approx. 86.2 sq. metres (928.0 sq. feet)**

Plans are to be used as a guide only and are not to scale.

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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