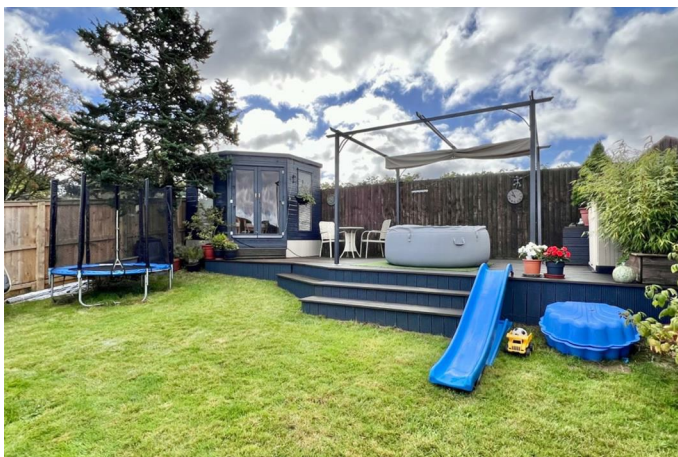




HUNTERS[®]

HERE TO GET *you* THERE

Langtoft Road, Stroud, GL5 1NJ | Guide Price £350,000
Call us today on 01453 764912



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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



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 Stroud are delighted to Offer this 3 bedrooms semi detached bungalow located in an elevated position boasting wonderful views across the valley. The property benefits from off parking for 2 cars leading to a garage with an electrically operated door. The accommodation briefly comprises, a welcoming hallway with under floor heating, a good size sitting room with a fantastic view, the kitchen also has under floor heating and some built in appliances and leads to the dining room. The bathroom benefits from a modern white suite. The master bedroom offers wall to wall fitted wardrobes, bedroom two also has a fitted wardrobe and bedroom three (currently used as a study) has French doors leading out to the garden. Underneath the property is an integral garage. The garden can be approached from bedroom 3/study and also from the side of the property, boasting a quality paved lower terrace adjacent to the property with steps leading to lawned and decked areas with summer house to one corner.

Amenities

The town centre of Stroud is close by and offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, a hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is a main line railway station, with direct services connecting with London (Paddington).

Hallway

Tiled flooring with underfloor heating, loft access via a pulldown ladder with light. The loft is partly boarded. Boiler cupboard with gas fired combination boiler and shelving, light well and recessed lighting, doors leading to.....

Sitting Room

Large double glazed window with wonderful views across the valley, two designer style radiators, coving.

Dining Room

Laminate flooring, double radiator, double glazed windows to the side and front with wonderful views across the valley.

Kitchen

Gloss white range of wall and base units with worktops over. Built-in electric hob, oven and stainless steel extractor hood to match, plumbing and space for a dishwasher, stainless steel sink unit with mixer tap, double glazed window with

view, plumbing and space for a washing machine, heated towel rail, tiled floor with underfloor heating, under cupboard lighting and recessed ceiling lighting. Half glazed door to the dining room.

Master Bedroom

Wall to wall modern fitted wardrobes, radiator, double glazed window, coving.

Bedroom 2

Double glazed window, radiator, fitted wardrobes.

Bedroom 3/Office

Double glazed French doors to the garden, open fronted wardrobe with hanging rail and shelves.

Bathroom

A modern bathroom with white suite to include a WC, panelled bath with central mixer tap, wash basin with storage beneath, heated towel rail, multi-colour tiled flooring, extractor, opaque double glazed window, recessed lighting, light tube.

Outside

Front Garden/Driveway

The front of the property has an area of grass leading to an area laid to bark. Alongside this is a concrete driveway able to accommodate two cars. A stepped pathway continues from the driveway to the side of the bungalow where the main door can be found.

Garage

Approached through an electrically operated roller door. Light and power, workbench and electricity meter.

Rear Garden

Located to the rear is a lower paved terrace with steps leading up to the lawn and continuing to the side of the bungalow to meet the main front door. Also an outside tap and a gate to the front. There is an area of lawn with a raised vegetable bed and an area laid to decking with an insulated summerhouse to one corner with light and power.

Tenure

Freehold

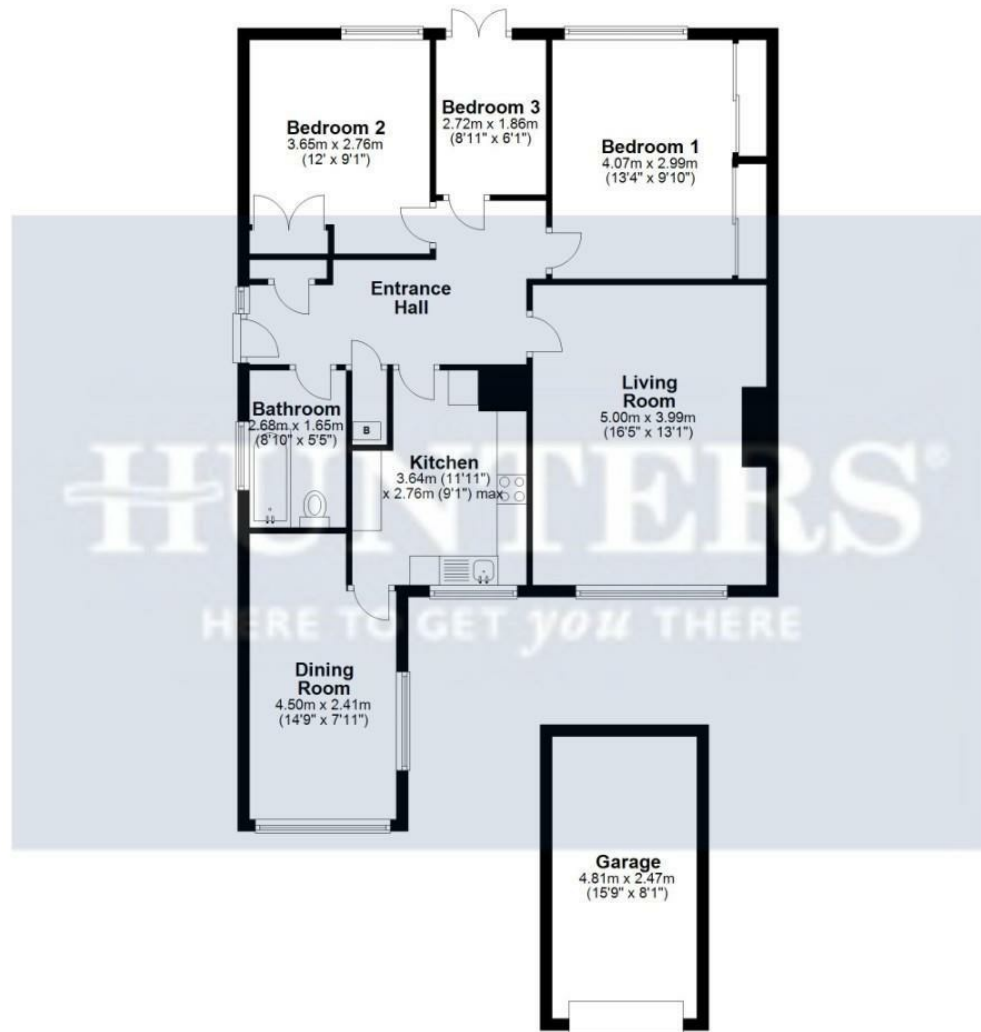
Social Media

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

Council Tax

Band C

Ground Floor
Approx. 90.4 sq. metres (972.6 sq. feet)



Total area: approx. 90.4 sq. metres (972.6 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.

68 Langtoft Road, STROUD

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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