



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

Tabernacle Walk, Rodborough, Stroud | Offers Over £375,000  
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		77 C
55-68	D		
39-54	E	41 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.

**\*\* NO CHAIN \*\* Property for modernisation priced according \*\* Hunters Estate Agents are delighted to offer this detached cottage located on a popular hillside located on the edge of Rodborough Common. The property comprises of an porch, living room, dining room and the kitchen to the ground floor. The first floor has three bedrooms and the family bathroom. A loft room can be found on the top floor. Further benefits include fabulous views, front garden, small rear garden and garage.**

#### SITUATION

##### PORCH

UPVC double glazed entrance door and wooden framed windows to front with views.

##### LIVING ROOM

17'11" x 12'10"

UPVC double glazed window to front with views, radiator, phone point, stairs to first floor and fire place.

##### DINING ROOM

11'2" x 15'3"

UPVC double glazed window to front with views, radiator, exposed beams and exposed brick.

##### KITCHEN

17'1" x 5'9"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, stainless steel drainer sink with mixer tap, splashback tiling, vinyl flooring, built-in double oven & hob, space for fridge & dishwasher, two radiators and door to front.

##### UTILITY AREA

12'9" x 6'6"

Door to front.

##### FIRST FLOOR LANDING

Double storage cupboard, cupboard housing hot water tank and a UPVC double glazed windows to rear.

##### BEDROOM ONE

10'5" x 16'0"

UPVC double glazed windows to front with views, radiator and access to loft space.

##### BEDROOM TWO

10'11" x 10'3"

UPVC double glazed window to front with views, radiator and stairs to loft room.

##### BEDROOM THREE

7'0" x 9'4"

UPVC double glazed window to rear and a radiator.

##### BATHROOM

Low level WC, wash basin, panelled bath, heated towel rail, splashback tiling, vinyl flooring, radiator and UPVC double glazed & frosted window to rear.

##### TOP FLOOR

##### LOFT ROOM

11'0" x 12'0"

Skylight, window to side, radiator and eave storage.

##### EXTERIOR

The garden benefits from various sections with steps leading to the rear of the property. Benefits include a seating area with views, bedding areas, grassed area and steps leading to road.

##### GARAGE

15'4" x 11'7"

##### TENURE

Freehold

##### COUNCIL TAX BAND

The council tax band is E.

##### SOCIAL MEDIA

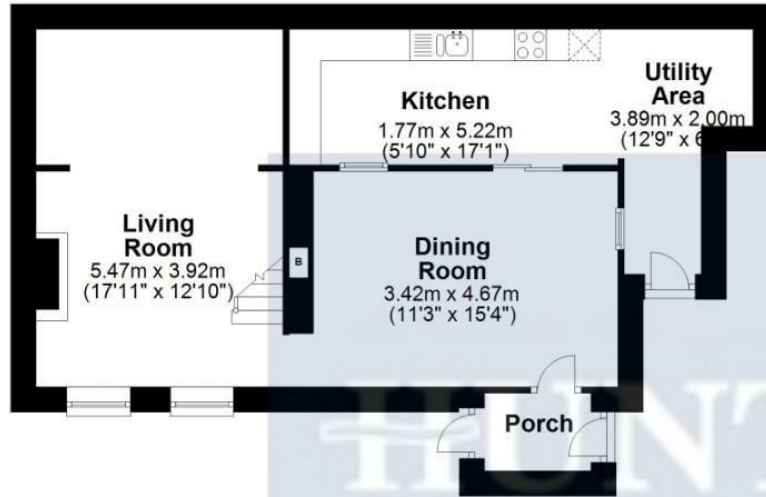
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

##### GOLD AT BRITISH PROPERTY AWARDS

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

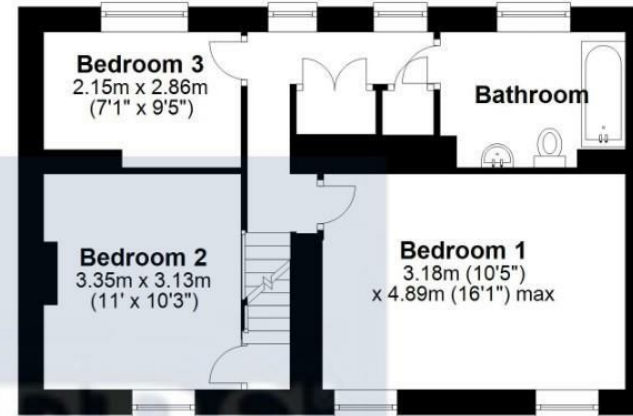
### Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



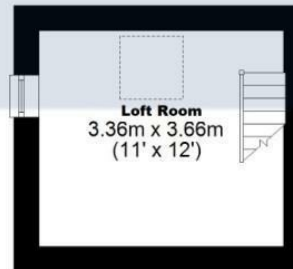
### First Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



### Second Floor

Approx. 12.3 sq. metres (132.4 sq. feet)



Total area: approx. 125.3 sq. metres (1348.2 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.

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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