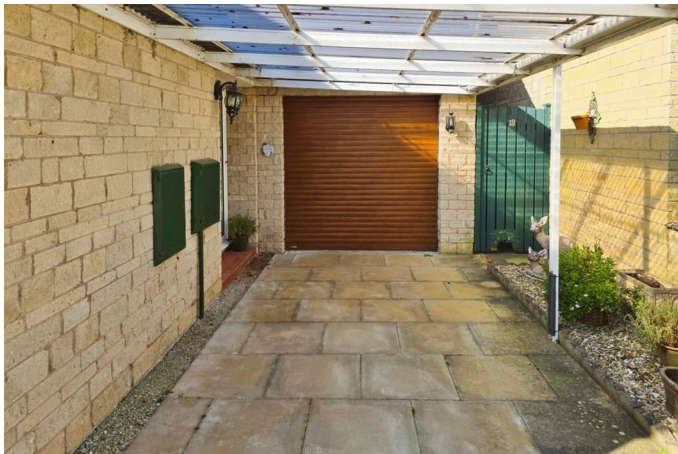




HUNTERS®
HERE TO GET *you* THERE

Farmcote Close, Eastcombe, Stroud | £390,000
Call us today on 01453 764912



Energy rating and score

This property's energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	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 2 bedroom detached bungalow located in a popular cul-de-sac location. The bungalow comprises of an entrance hall, sitting room, dining room, kitchen, conservatory, two double bedrooms & shower room. Further benefits include established rear garden, car-port, further driveway parking, garage, double glazing and central heating. Offered with NO CHAIN.

SITUATION

Bussage/Chalford has a good range of local facilities, including a Tesco Express, doctors surgery as well as a popular primary school and there is relatively easy access to the ever popular Thomas Keble secondary school too. There are also country Inns nearby, walks and recreation grounds to enjoy within striking distance. There is also a clear sense of community in the area whilst further more comprehensive shopping and leisure facilities can be found in Cirencester or Stroud the latter also benefiting from a mainline rail link to London Paddington.

ENTRANCE HALL

UPVC double glazed entrance door, radiator, dado rail, ceiling coving and cupboard containing hot water tank.

LOUNGE

17'0" x 12'0"

Aluminium framed sliding door to conservatory, two radiators, TV point, ceiling coving and gas fire.

DINING ROOM

8'2" x 8'2"

UPVC double glazed window to rear, radiator, phone point, ceiling coving, dado rail and serving hatch to kitchen.

KITCHEN

11'3" x 8'2"

Good range of wall, floor & drawer kitchen units, roll top work surface, drainer stainless steel sink with mixer tap, cooker & washing machine (Staying), space for fridge/freezer, extractor fan, splashback

tiling, tiled flooring, radiator, wall-mounted boiler and UPVC double glazed window & door to side.

CONSERVATORY

7'6" x 10'5"

UPVC double glazed window & doors with blinds, radiator and vinyl flooring.

BEDROOM ONE

12'0" x 9'3"

UPVC double glazed bay window to front, radiator, ceiling coving and fitted wardrobes.

BEDROOM TWO

8'7" 10'10"

UPVC double glazed bay window to front, radiator and ceiling coving.

SHOWER ROOM

Low level WC, wash basin with mixer tap, shower cubicle, Mira shower, tiled throughout, heated towel rail and UPVC double glazed & frosted window to side.

EXTERIOR

The rear garden is mainly laid to patio & lawn. Further benefits include bedding areas with mature planting, fence/hedge borders, shed with power & lighting, decking area with arbour, storage unit, gated side access and UPVC door to garage.

The side of the house has an outside tap, storm porch, water butt, second shed and outside lighting.

The front garden is laid to stone chippings with bedding area, outside lighting and access to side/rear garden.

OFF-STREET PARKING

The parking is accessed via a shared driveway with the neighbour. Carport parking for 1 car. Additional parking for 2+ further vehicles in front of the house.

GARAGE

17'0" x 10'11"

Electric door, power, lighting, UPVC double glazed window & door to rear garden and roof storage.

TENURE

Freehold

COUNCIL TAX BAND

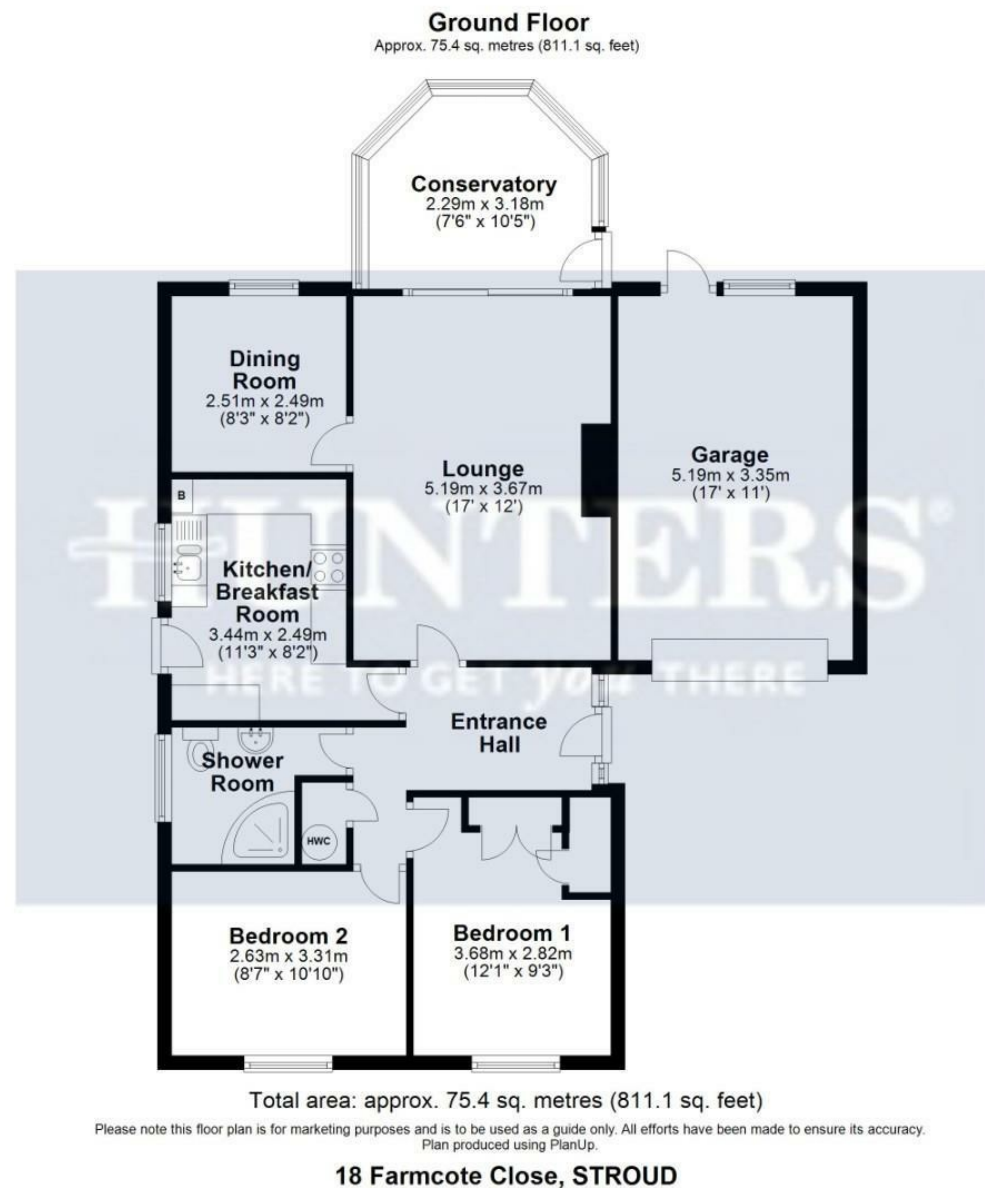
The council tax band is C.

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.

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 for a free valuation.



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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