



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

**Humphreys Close, Stroud | Offers Over £300,000**  
**Call us today on 01453 764912**





## Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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 extended two bedroom semi-detached bungalow located popular road. The bungalow comprises of an entrance hall, extended kitchen/dining room, living room, two bedrooms and a shower room. Further benefits include good sized rear garden & front garden, off-street parking, UPVC double glazing and gas central heating.**

#### SITUATION

Cashes Green is adjacent to Cainscross and is within easy proximity of the local Co-op supermarket, post office and a number of other local shops. Schooling is convenient to with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for Boys and Stroud High for Girls all being accessible. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross itself has bus routes and it is also convenient to get to junction 13 of the M5. . A short drive will take you to Sainsbury's Supermarket along with Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

#### ENTRANCE HALL

UPVC double glazed entrance door, storage cupboard, radiator and phone point.

#### SHOWER ROOM

5'10" x 5'6"

Low level WC, vanity sink with mixer tap, shower enclosure, Mira shower, vinyl flooring, radiator, UPVC double glazed & frosted window, storage cupboard and access to loft space. The loft is accessed via pull-down

ladder & is insulated, part-boarded and has lighting. The Vaillant combination boiler is also in the loft.

#### BEDROOM TWO

8'9" x 10'0"

UPVC double glazed window with blind and a radiator.

#### BEDROOM ONE

12'7" x 10'8"

UPVC double glazed window with blind and a radiator.

#### LIVING ROOM

17'8" x 10'8"

UPVC double glazed windows to garden with blind, radiator and electric fire.

#### KITCHEN/DINING ROOM

17'8" x 8'9"

Good range of wall, floor & drawer kitchen units, drainless stainless steel sink with mixer tap, built-in oven, microwave, fridge, freezer & washing machine, vinyl flooring, extractor fan, radiator and UPVC double glazed window with blind & French door to garden.

#### EXTERIOR

The rear garden is mainly laid to lawn & patio. Further benefits include fence/brick borders, gated side access, shed and bedding areas.

The front/side is mainly laid to lawn with outside lighting & bedding area.

#### OFF-STREET PARKING

Tarmacked driveways for 3+ vehicles.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### SOCIAL MEDIA

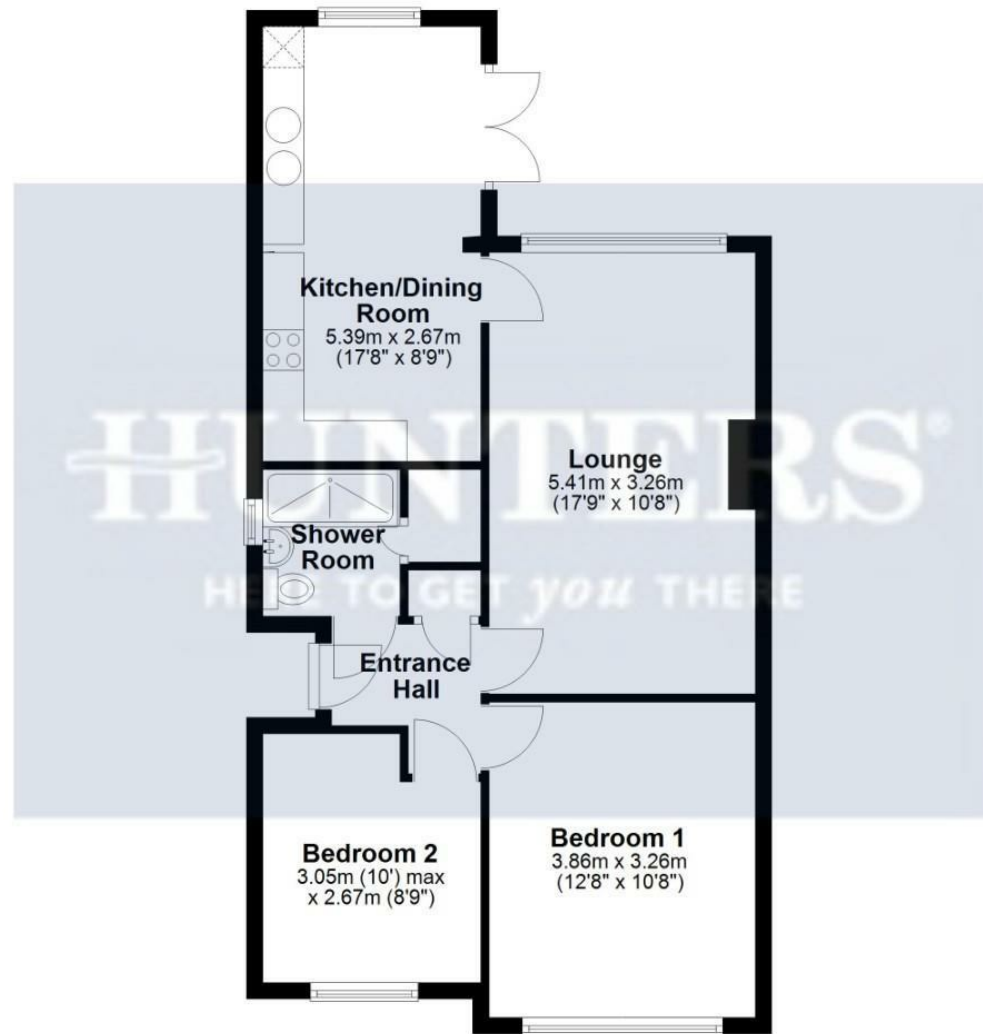
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

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

## Ground Floor

Approx. 61.4 sq. metres (660.5 sq. feet)



Total area: approx. 61.4 sq. metres (660.5 sq. feet)

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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