



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

Whiteway, Stroud | £525,000  
Call us today on 01453 764912





## Energy rating and score

This property's energy rating is D. 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             | 59 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.

**\*\*CASH BUYERS ONLY\*\*** Hunters Estate agents are delighted to offer this three bedroom detached bungalow located within The Colony. Set within a 0.2 acre plot, the property comprises of an entrance hall, living room, dining room, kitchen, porch, three bedrooms and a bathroom. Further benefits include workshop, garage, off-street parking and wrap around garden.

#### THE COLONY

Whiteway Colony is a residential community in the Cotswold founded in 1898. Whiteway Colony residents own the houses (The buildings) they live in but do not own the land on which the house stands, nor the surrounding plot. Colonists are allocated "Use Occupation" of their plot by the Colony Meeting.

There are monthly gatherings at the Colony hall and a outside swimming pool which is maintained by residents.

#### ENTRANCE HALL

UPVC double glazed & frosted entrance door and a radiator.

#### LIVING ROOM

14'2" x 13'8"

UPVC double glazed windows, radiator and TV point.

#### DINING ROOM

11'1" x 10'11"

UPVC double glazed window, radiator and built-in storage.

#### KITCHEN

13'8" x 6'6"

Good range of wall, floor & drawer kitchen units, rolltop work surface, built-in oven, hob & microwave, space for dishwasher & washing machine, splashback tiling, tiled floor, extractor fan and UPVC double glazed windows

#### PORCH

UPVC double glazed & frosted windows & door and access to small roof space.

#### INNER HALL

Access to loft space

#### BEDROOM ONE

13'8" x 9'9"

UPVC double glazed windows and a radiator

#### BEDROOM TWO

10'11" x 10'2"

UPVC double glazed windows and a radiator.

#### BEDROOM THREE

10'7" x 9'11"

UPVC double glazed windows and a radiator.

#### BATHROOM

Low level WC, pedestal wash basin, panelled bath, shower cubicle with Mira electric shower, tiled floor and radiator.

#### EXTERIOR

The property benefits from a wrap around garden which is mainly laid to lawn. Further benefits include patio area, various bedding areas, fence/hedge borders, outside tap, outside lighting, access to workshop/garage and a storm porch.

#### WORKSHOP

15'8" x 15'4"

Single glazed windows, door to garden, power, lighting and mezzanine area.

#### GARAGE

16'6" x 15'8"

Up & over door, power, lighting and WC with sink.

#### OFF-STREET PARKING

Driveway parking at the front for 2+ vehicles.

#### AMENITIES

The property is on Oil Heating and has a septic tank. We believe the septic tank does not comply to current regulations.

#### AGENT NOTES

Please note that the property is available to CASH BUYERS only and subject to The Colony approval.

#### COUNCIL TAX BAND

The council tax band is B.

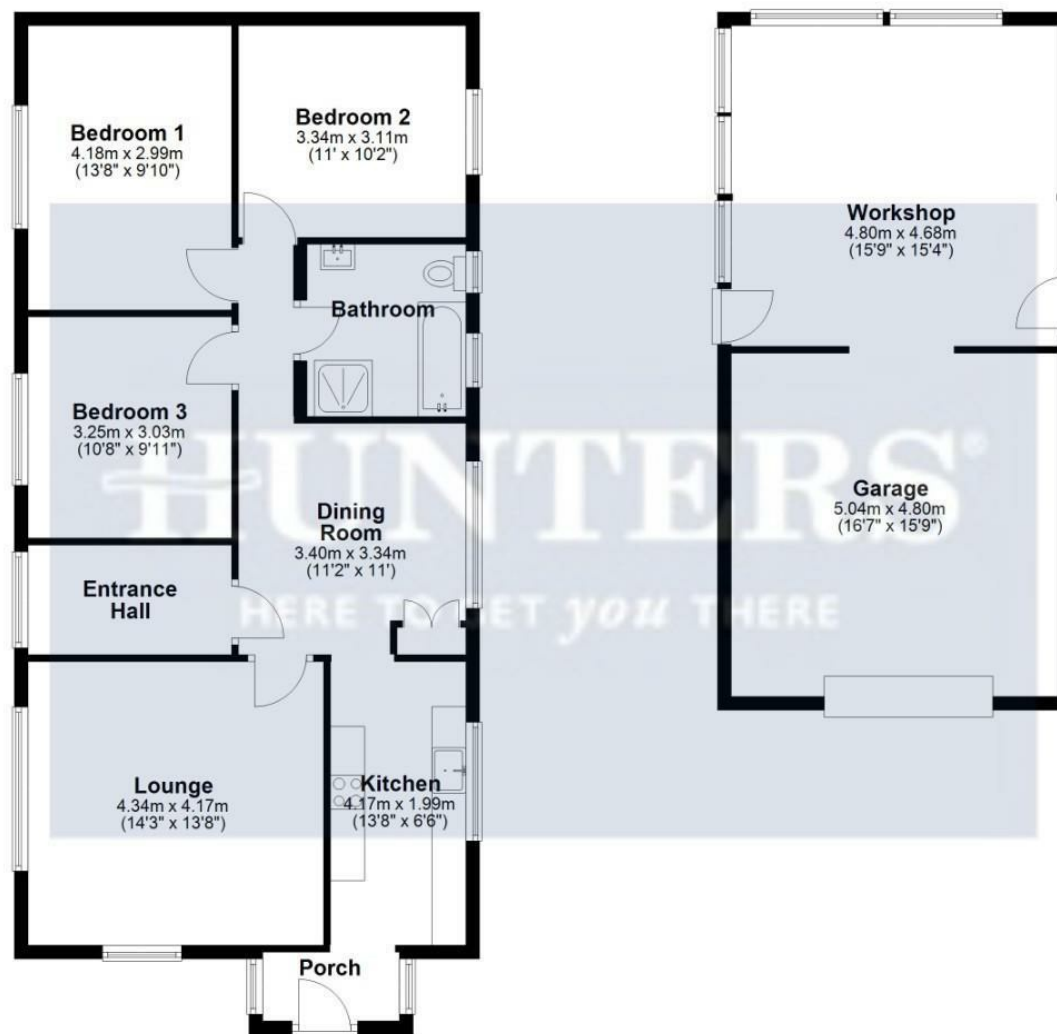
#### SOCIAL MEDIA

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. 89.2 sq. metres (960.2 sq. feet)



Total area: approx. 89.2 sq. metres (960.2 sq. feet)

**Sunshine Corner, 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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | [stroud@hunters.com](mailto:stroud@hunters.com)

**HUNTERS®**  
HERE TO GET *you* THERE