



HUNTERS[®]
HERE TO GET *you* THERE

Down View, Chalford Hill, Stroud | Guide Price £375,000
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		72 C
55-68	D	63 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 pleased to offer this well-presented two-bedroom detached bungalow, ideally located in the popular village of Chalford Hill. Perfect for those seeking a peaceful retirement, the property features a bright living room, fitted kitchen/breakfast room, utility room, two bedrooms and a bathroom. Additional benefits include a rear garden, gravelled parking, a single garage with electric door, UPVC double glazing and gas central heating. Set in a friendly community close to local amenities and countryside walks, this home offers comfort, convenience and tranquillity

SITUATION

Chalford Hill has a good range of local facilities, including a popular community run village shop just a short walk away along the famous donkey trails down into the valley, and 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 afield 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. High speed broadband has just been provided to the village making home working a possibility.

ENTRANCE HALL

UPVC double glazed entrance door & window and a radiator.

KITCHEN/BREAKFAST ROOM

14'7" x 8'7"

Good range of wall, floor & drawer kitchen units, rolltop work surfaces, one and a half sink with mixer tap, built-in oven & hob, space for washing machine & dishwasher, splashback tiling, tiled flooring, extractor fan, radiator, breakfast bar and UPVC double glazed window & door to side.

INNER HALL

Access to loft space. The loft is part-boarded, has lighting & insulation and accessed via pulldown ladder. The Worcester combination boiler is also in the loft.

BEDROOM ONE

18'0" x 10'9"

UPVC double glazed windows to front, radiator, phone point and fitted wardrobes.

BATHROOM

6'2" x 5'5"

Low level WC, vanity sink with mixer tap, panelled bath, Mira shower, shower glass, heated towel rail, shaver point and a UPVC double glazed & frosted window to side.

BEDROOM TWO

9'8" x 8'8"

UPVC double glazed french doors to rear and a radiator.

LIVING ROOM

13'0" x 10'9"

UPVC double glazed french doors to garden room and a radiator.

GARDEN ROOM

11'1" x 9'3"

UPVC double glazed windows & french doors.

UTILITY ROOM

UPVC double glazed windows & doors and space for fridge/freezer & tumble dryer.

EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include patio area, bedding areas with shrubs including roses, pond, shed, greenhouse, water butts, fenced borders, outside lighting, pear tree and plum tree.

The side has an outside tap and gated access to the front

The front has bedding areas, Photinia hedge, blackberry bushes and gated access to rear.

GARAGE

18'4" x 8'10"

Electric garage door, power, lighting and UPVC double glazed window to side. Please note there is no car access to the garage due to the utility room but you could still access with motorbikes.

OFF-STREET PARKING

Driveway parking for 3+ vehicles.

COUNCIL TAX BAND

The council tax band is C.

TENURE

Freehold

AGENT NOTES

Please note there is a Positive Input Ventilation (PIV) system installed in the property.

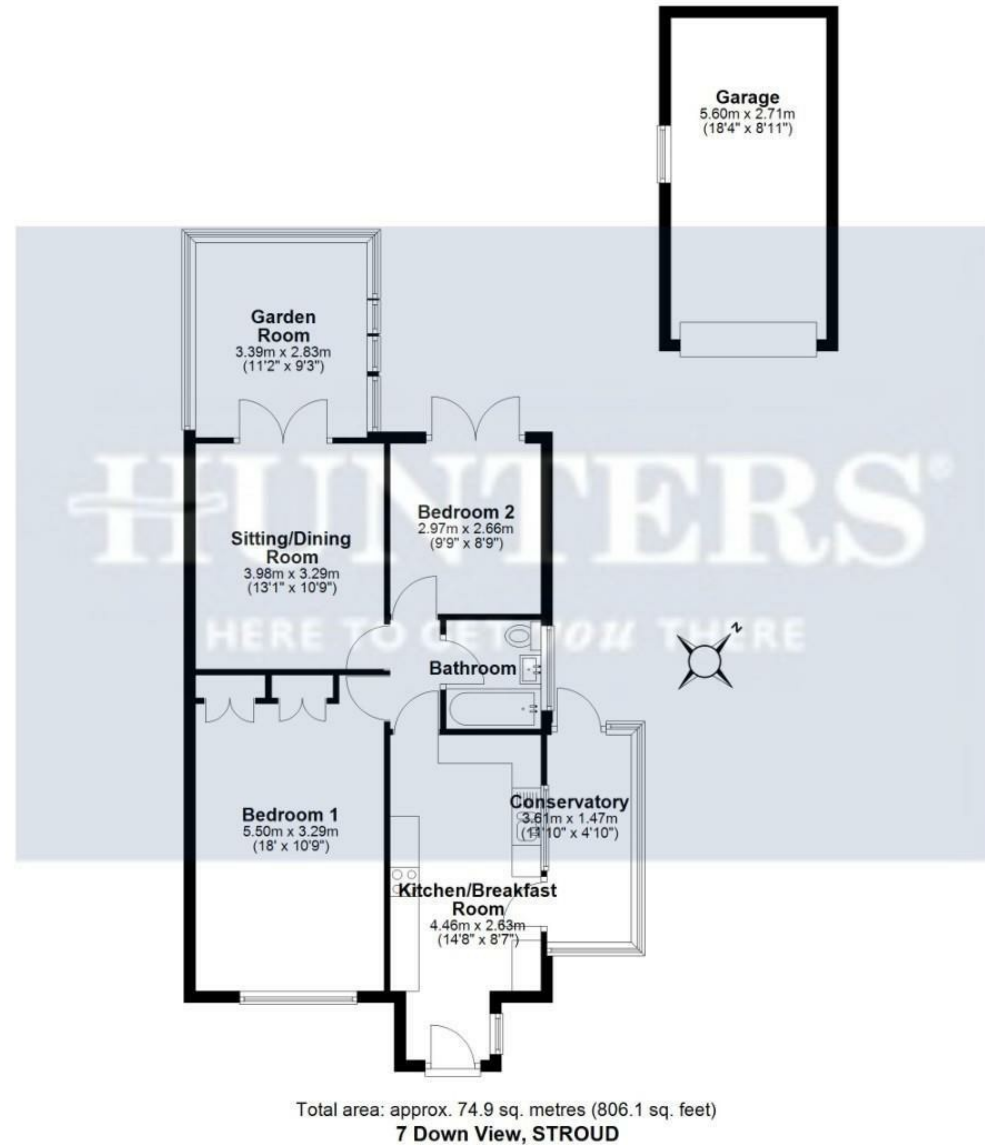
SOCIAL MEDIA

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 Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! 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.

Ground Floor
Approx. 74.9 sq. metres (806.1 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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

HUNTERS®
HERE TO GET *you* THERE