



HUNTERS®
HERE TO GET *you* THERE

Fishers Way, Kingscourt, Stroud | £350,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 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.

Hunters Estate Agents are delighted to present this well-presented three-bedroom semi-detached family home, ideally situated in a popular location within Kingscourt. The property enjoys wonderful rear views. The ground floor comprises an entrance hall, a bright and airy living/dining room, and a modern fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Additional benefits include a log cabin, carport, driveway parking, front and rear gardens, and UPVC double glazing throughout. This is a fantastic opportunity for families or first-time buyers seeking a home in a sought-after area with easy access to local amenities and transport links.

SITUATION

Stroud centre is a short drive away even walkable and offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

ENTRANCE HALL

UPVC double glazed entrance door, electric heater and stairs to first floor.

SITTING/DINING ROOM

22'2" x 8'0"

LIVING AREA

UPVC double glazed window to front with blinds, electric heater and phone point.

DINING AREA

UPVC double glazed window & french doors to rear with views.

KITCHEN

9'0" x 7'5"

Range of wall, floor & drawer kitchen units, composite worktop, stainless steel sink with mixer tap, built-in oven, space for washing machine, larder cupboard with UPVC double glazed window to side, UPVC double glazed windows to rear with views and a UPVC double glazed door to side.

FIRST FLOOR LANDING

UPVC double glazed window to side, electric heater, nuaire

PIV ventilation unit and access to loft space. The loft is bordered, insulated, power, lighting and accessed via pulldown ladder.

BEDROOM ONE

12'7" x 9'4"

UPVC double glazed window to front with blinds, electric heater and fitted wardrobes, bedside table & dresser unit.

BEDROOM TWO

9'4" x 9'4"

UPVC double glazed window to rear with blinds & a view, electric heater and cupboard containing Ariston hot water tank.

BEDROOM THREE

9'6" x 6'0"

UPVC double glazed window to front with blind and a electric heater.

BATHROOM

6'3" x 5'11"

Low level WC, vanity sink with mixer tap, panelled bath, Mira electric shower, shower glass, splashback tiling, extractor fan and a UPVC double glazed & frosted window to side.

EXTERIOR

The rear/side garden initially has a patio area under a covered pergola, stone chipping seating area and lawn. Further benefits include wonderful views to the rear, hedge/fence borders, outside tap, outside power, bedding areas, shed and gated access to front.

The front is mainly laid to lawn. Further benefits include bedding areas, storm porch, outside lighting and gated access to rear.

GARDEN ROOM

11'6" x 10'5"

UPVC double glazed windows to rear & side with views, power, lighting and accessed via rear garden.

CARPORT

13'7" x 9'6"

Power and parking for 1 vehicle.

OFF-STREET PARKING

Driveway parking can be found to the side for 2-3 vehicles.

TENURE

Freehold

COUNCIL TAX BAND

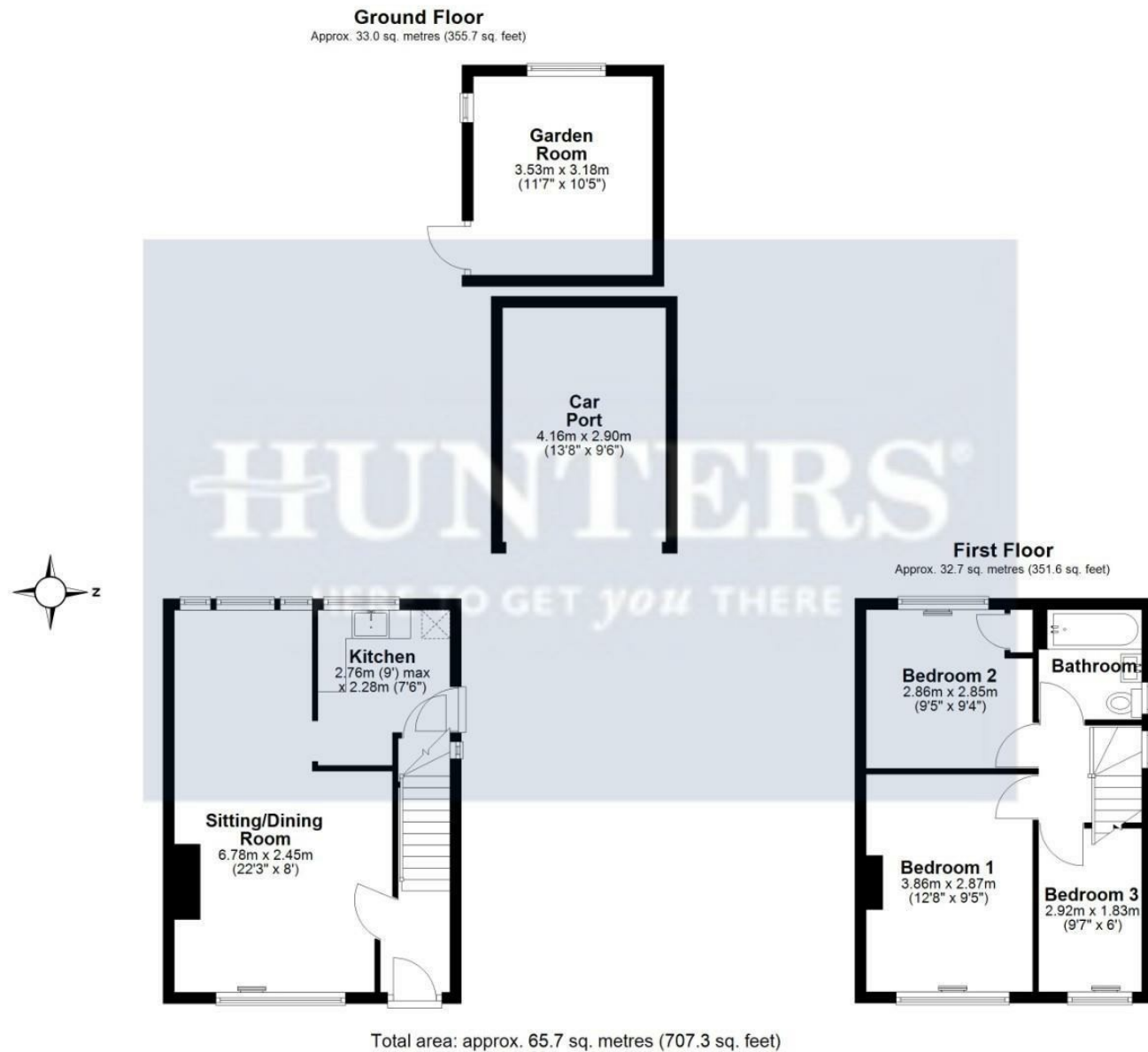
The council tax band is B.

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.

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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