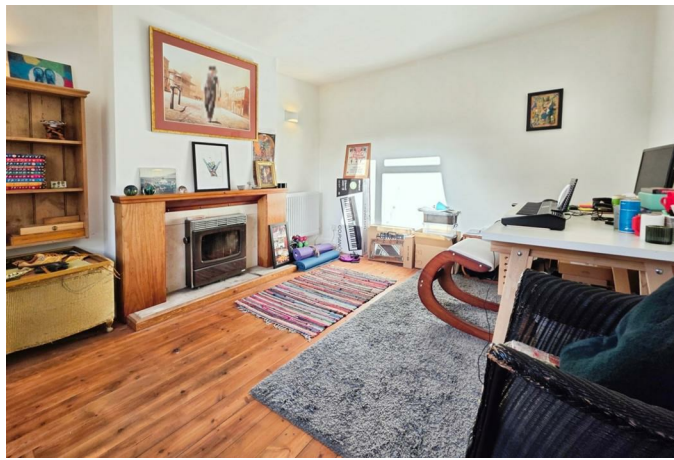




HUNTERS[®]
HERE TO GET *you* THERE

Oldends, Stonehouse | £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		71 C
55-68	D	61 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 present this charming detached two-bedroom cottage, offered with NO onward chain. The property has been thoughtfully updated throughout by the current owners. The accommodation briefly comprises a welcoming porch leading into a dining room featuring a log burner, and a separate living room with a Parkway coal/log burner. The ground floor also benefits from a fitted kitchen and a combined shower room/utility room. To the first floor are two generous double bedrooms and a large family bathroom. Externally, the property offers a detached garage complete with its own shower room, mezzanine floor, and an additional storeroom, which could easily be adapted for use as a treatment room, home office, or studio. The garden is predominantly laid to lawn, providing an attractive outdoor space, while off-street parking is available for several vehicles. This unique and versatile home must be viewed to be fully appreciated.

SITUATION

Located near Stonehouse, this popular town which offers many shops and amenities and Ideally positioned giving access to both Stroud's town centre as well as the M5 junction 13 which gives access to Gloucester, Bristol & Cheltenham. Not forgetting the local mainline station. Local facilities in Stonehouse include a Co-op with a post office, a variety of everyday shops, restaurants and of course primary and secondary schools.

PORCH

Entrance door and windows. Door into...

DINING ROOM

17'7" x 12'0"

Double glazed windows to front, two radiators, log burner, wooden flooring and understairs cupboard

LIVING ROOM

12'0" x 10'11"

Double glazed windows to front, radiator, wooden flooring and Parkway coal/log burner.

KITCHEN

10'11" x 8'11"

Good range of wall, floor & draw kitchen units, rolltop work surfaces, stainless steel sink with mixer tap, space for cooker, dishwasher & fridge/freezer, splashback tiling, vinyl flooring, double glazed windows to rear, double glazed door to side and stairs to first floor.

SHOWER ROOM / UTILITY ROOM

6'11" x 5'10"

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, splashback tiling, vinyl flooring, double glazed & frosted windows to rear and a heated towel rail.

FIRST FLOOR LANDING

Double glazed windows to front, exposed beam and access to loft space.

BEDROOM ONE

12'0" x 10'0"

Double glazed windows to front, radiator, fitted wardrobes & shelving and exposed beams.

BEDROOM TWO

11'8" x 10'0"

Double glazed windows to front, radiator and fitted wardrobe & shelving.

BATHROOM

11'10" x 8'11"

Low level WC, pedestal wash basin, panelled bath with mixer tap & shower hose, splashback tiling, vinyl flooring, heated towel rail, eave storage and double glazed windows to rear.

EXTERIOR

The garden is mainly laid to lawn. Further benefits include fence/hedge boarders, outside lighting, bedding areas, log store, apple trees, shed, washing line and an outbuilding.

GARAGE

The garage has double glazed windows, wall, floor & draw kitchen units, plumbing for washing machine, space for fridge, vinyl flooring, electric heaters, extractor fan and a staircase to a Mezzanine area.

A doorway leads to a shower room with a low level WC, pedestal wash basin with mixer tap, shower cubicle, Triton electric shower, splashback tiling, double glazed & frosted window and access to roof space. The roof space is

accessed via a pulldown ladder and is boarded, has power & lighting and insulated.

STORE ROOM

10'11" x 8'0"

Double glazed window and power. This room has been used a treatment room before and could be used a office or studio.

PARKING

Driveway parking for several vehicles.

TENURE

Freehold

COUNCIL TAX BAND

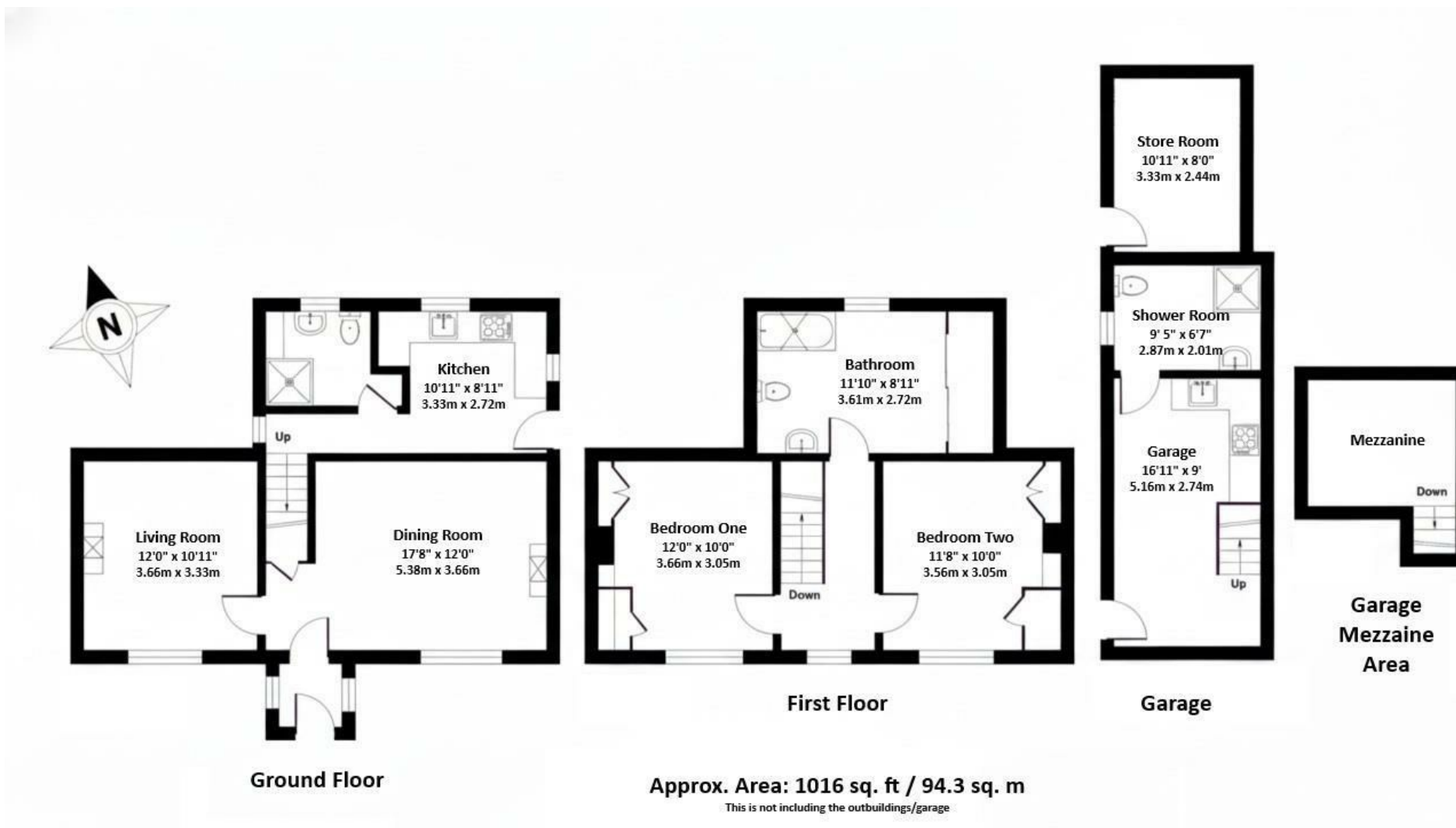
The council tax band is C.

SOCIAL MEDIA

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