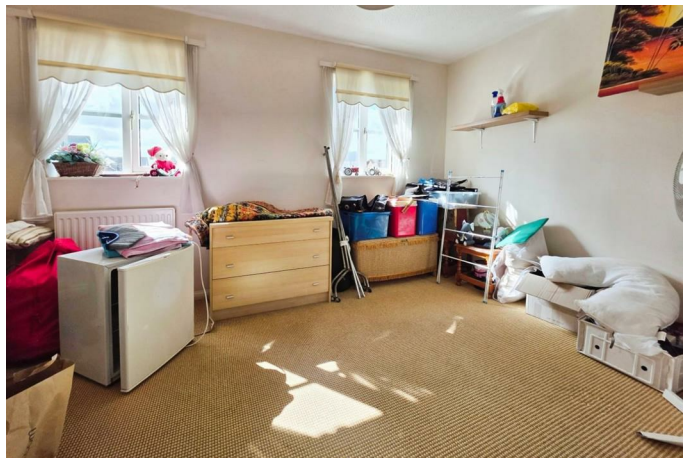
HUNTERS®
HERE TO GET *you* THERE

Kidnams Walk, Whitminster, GL2 7NL | Guide Price £127,500
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		88 B
69-80	C	72 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®
HERE TO GET *you* THERE

**** 50% Shared Ownership ** Hunters Estate Agents are delighted to offer this two bedroom semi-detached with views. The property comprises of an entrance hall, cloakroom, kitchen and living/dining room to the ground floor. The first floor has two bedrooms and a shower room. Further benefits include rear garden, off-street parking and fields behind.**

SITUATION
Whitminster is a relatively small village and yet it enjoys the benefits of a local pub. There is also a village store and Highfield Garden World where you can shop or dine in the popular restaurant/café. The village primary school is located within walking distance and retains a good reputation. Whitminster can be found alongside the A38 and is located within 1 mile of the M5 at junction 13, ideal for commuting either to the north or south. There is also easy access to Gloucester, Stonehouse or Stroud with comprehensive shopping and leisure facilities in all locations. There is a main line railway station in Stonehouse providing fast rail access to both London Paddington and Gloucester. This location is ideal for busy families and commuters who enjoy a countryside feel in a small, quiet cul de sac.

ENTRANCE HALL
UPVC double glazed entrance door and a radiator

CLOAKROOM
Low level WC, wall-mounted sink, radiator, splashback tiling and a UPVC double glazed & frosted window to front.

KITCHEN
8'10" x 7'3"
Range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, space for cooker, slimline dishwasher, washing machine, fridge & freezer, splashback tiling, tiled flooring, wall-mounted Worcester combination boiler and a UPVC double glazed window to front.

LIVING/DINING ROOM
16'1" x 13'6"
Double glazed slider door to rear, radiator, TV point and understairs cupboard.

FIRST FLOOR LANDING
Access to loft space.

BEDROOM ONE
13'9" 9'6"
UPVC double glazed windows to rear with views and a radiator.

BEDROOM TWO
13'8" x 11'8"
UPVC double glazed windows to front, radiator and airing cupboard with radiator.

SHOWER ROOM
7'2" x 6'4"
Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, radiator, extractor fan, splashback tiling and a UPVC double glazed & frosted windows to side.

EXTERIOR
The rear garden is mainly laid to patio. Further benefits include bedding areas, outside tap, outside power, washing line, gated side access and a shed.

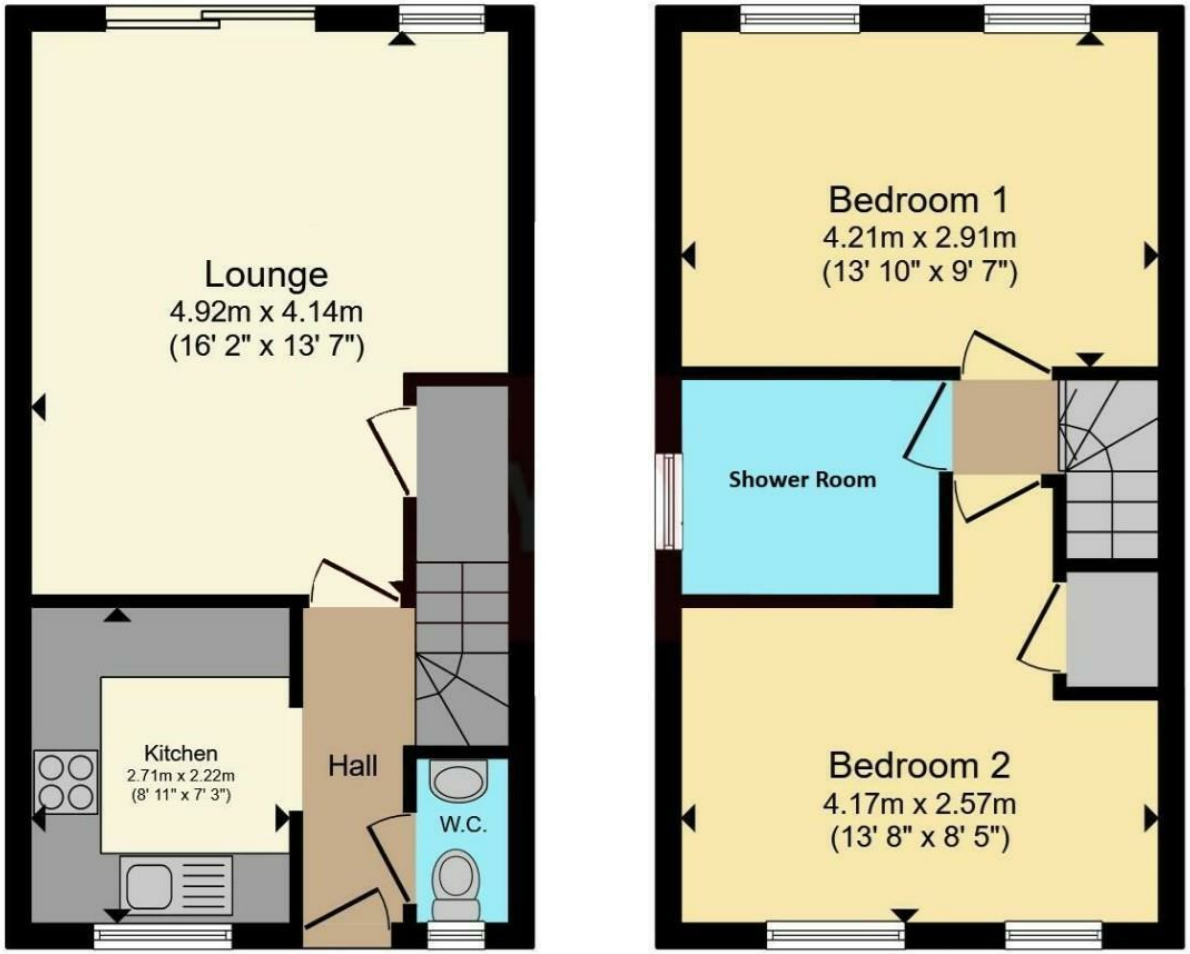
OFF-STREET PARKING
Parking at the front of the property for two vehicles.

COUNCIL TAX BAND
The council tax band is B.

TENURE
The property is leasehold with approx. 72 years remaining.

SHARED OWNERSHIP DETAILS
The property is a shared ownership property and you are purchasing 50% shared ownership. The monthly rent paid is £202.38.

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.



Total floor area 62.6 m² (674 sq.ft.) approx

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