



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Lewiston Close, Brimscombe, Stroud | Asking Price £420,000  
Call us today on 01453 764912



### Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 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.



**\*\* PRICE REDUCED FOR A QUICK SALE. NO ONWARD CHAIN\*\*** This versatile 2-3 bedroom detached bungalow from Hunters Estate Agents in Stroud presents an exciting opportunity for buyers of all ages. Nestled in a quiet residential setting, the property boasts a large detached garage with ample space for garaged parking and driveway space for several cars, plus a useful workshop/store area tucked in to the rear—ideal for hobbyists or extra storage. Inside, the layout is thoughtfully arranged to suit a variety of lifestyles. A hallway leads to 2 bedrooms, with a third room that can flex as either a 3rd bedroom or a formal dining space. The kitchen-breakfast room offers a sociable hub for daily living, while the sun room and conservatory provide tranquil spots to enjoy views of the garden throughout the seasons. Whether you're downsizing, upsizing, or simply seeking a home with adaptable space, this bungalow delivers charm, practicality, and potential in equal measure. With no onward chain, the move-in process is simplified—making it an ideal choice for those eager to settle quickly into their new home with less stress!0

#### Amenities

The Bungalow is tucked away at the end of a close, within easy access to both Minchinhampton and Rodborough Common and National Trust land. The local primary school can be found at the bottom of the hill along with a useful parade of shops on the A419 and local's public house. The A419 London Road leads into Stroud and out to Cirencester, both towns offering comprehensive shopping, leisure and schooling facilities. Stroud has mainline rail link to London, Paddington as well as Cheltenham and Gloucester.

#### Hall

Radiator, loft access, picture rail, airing cupboard with hot water cylinder and shelving. Coats cupboard incorporating the gas meter.

#### Living Room

13'8" x 11'8"

Patio doors to conservatory, radiator, picture rail, effect gas fire to a stone surround and a mantle.

#### Dining/Conservatory

20'0" x 12'3" max

Main entrance door, two double radiators, UPVC double glazed windows and French doors to the front.

#### Kitchen Breakfast Room

12'3" max x 11'2" not into alcove

A medium range of wall and base units with worktops over, stainless steel sink, double glaze window to the side, radiator, space for an electric cooker and space and plumbing for washing machine. Worktop with space for a refrigerator beneath, part glazed door to the rear porch. Breakfast bar.

#### Sun Room/ Rear Porch

9'2" max x 6'6" max

Upvc door and windows.

#### Bedroom 1

13'3" x 9'9"

Double glazed window to the rear, double radiator, picture rail.

#### Bedroom 2

9'9" x 8'3"

Radiator, double glazed window to the rear, picture rail.

#### Bedroom 3/Dining Room

10'1" x 9'3"

Double glazed window to the front, radiator, picture rail.

#### Shower Room

6'6" x 5'4"

With corner shower cubicle, wash basin to vanity storage, in case system WC, tiled floor, opaque double glazed window, heated towel rail, fully tiled walls.

#### Exterior

The garden is laid to grass to the right hand side of the driveway with flower beds and steps to a lower grass area. Behind the garage is a vegetable plot with planted areas alongside and shingle patio adjacent to the property. Sunken pond, deep planted borders with a variety of shrubs and plants. To the side continuing from the rear garden and the front garden is an area with patio and shed, further grass area, mature trees and shrubs, views across the valley.

#### Detached Garage, Workshop & Driveway

16'6" x 14'5" + 14'5" x 7'0"

Electric roller door, double doors to workshop, light

and power. Workshop double glazed window and half glazed door, power and light. There is ample parking on the driveway for several cars

#### Council Tax Band

Band D

#### Tenure

Freehold

#### Agents Notes

The lane leading up to the bungalow is jointly responsible for the lane approaching the bungalow. For a plan, call our office and we will gladly send you an emailed copy.

#### 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.

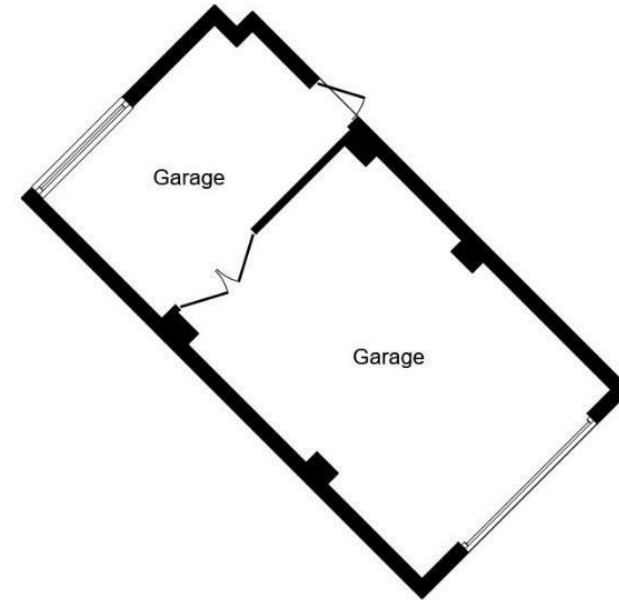
#### Hunters Stroud 4 x Gold Award Winners

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](mailto:stroud@hunters.com) for a free valuation.

3, Lewiston Close, Stroud, Brimscombe, GL5 2RN, GB



Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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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