

# HUNTERS®

HERE TO GET *you* THERE



## Summer Street

Stroud, GL5 1NY

Asking Price £250,000



Council Tax: A



# 10 Summer Street

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Asking Price £250,000



## Amenities

Summer Street is convenient for town, there is therefore easy access to the comprehensive shopping and leisure facilities in Stroud as well the mainline rail link to London Paddington. Selsley Common & Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. There are local schools such as Uplands Community Primary and The Rosary Catholic Primary School, also, Gastrells Primary School and Rodborough Community Primary School, Marling Grammar School and Stroud High School for girls.

## Hallway

Double glazed front door, radiator, engineered oak floor, storage cupboard.

## Sitting Room/Dining Room

Double glazed window with stunning views across the valley, radiator

## Kitchen Breakfast Room

A shaker range of wall and base units with worktops over. Gas fire boiler, space for an electric cooker, 1 1/2 bowl stainless steel sink. Plumbing and space for a washing machine and also a slimline dishwasher. Additional space for a fridge freezer, tiled effect laminate flooring, double glazed window to the rear, radiator.

## Bedroom 3 or Study

Double glazed window, radiator.

## Bathroom

A white suite comprising a WC, pedestal basin, panelled bath with shower over. Opaque double

glazed window, partly tiled walls, chrome heated towel rail.

## First Floor Landing

Velux window. Doors to....

## Bedroom 1

Two double glazed windows with stunning views across the valley, radiator, mirror fronted wardrobes, part sloping eaves.

## Bedroom 2

Eaved ceiling, radiator, deluxe window to the rear.

## Outside

## Garden & Home Office

Communal steps lead from their road level to meet a picket style gate. A walkway leads to the front door of the property. To the rear is an area of garden which is a banked area of garden to meet the steps, with a right of way given along the bottom of the garden for a neighbouring property. Steps lead to the next level of garden which is laid to grass and continues to meet the home office/store. The home office with store area incorporating a double power point and light with a door into the office area with many power points and down lighting, also a large double glazed window overlooking the garden and view between the properties.

## Parking Space

Located in front of the property is a parking space which is the one closest to the pavement behind the low wall.

## Council Tax Band A

Tel: 01453 764912

### Tenure & Other Info

Leasehold With approx 850 years remaining. There is no ground rent or service charge. There are insurance policies against the loft conversion carried out by the previous occupier. The Freeholder is deceased. Both insurance policies are on file for those interested.

### Hunters Stroud Win GOLD Again

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

### Social Media

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Road Map



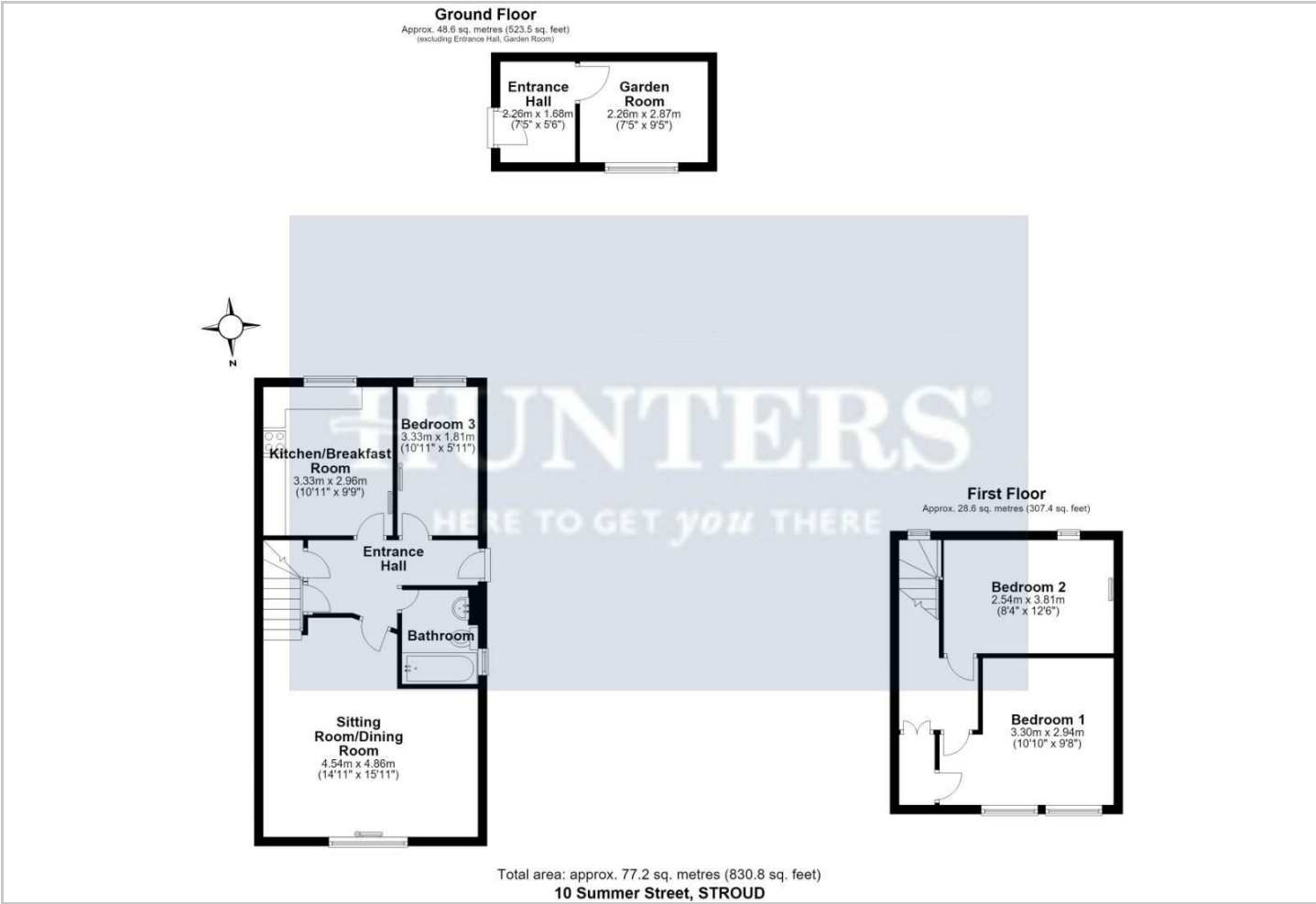
Hybrid Map



Terrain Map



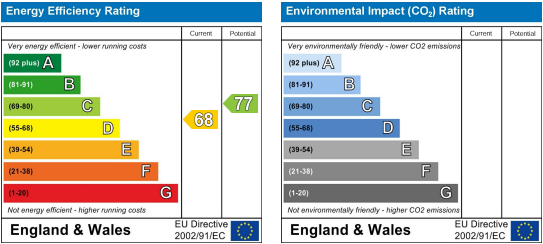
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.