

hunter  
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2 The Sunground, Avening, Gloucestershire, GL8 8NW

An immaculately presented three-bedroom, semi-detached home situated within the quaint and picturesque village of Avening.

The Sunground sits to the northern side of the village of Avening, enjoying the southerly facing position of the hillside meaning the property benefits plenty of natural light. The property is understood to have been built in the 1960's and constructed of a Reema PRC non-standard construction. This particular property has been vastly improved over the current vendors ownership.

The property is entered via a storm porch into the entrance hallway which naturally flows into sitting room. This is a great size with space for sofas and a tv unit as well as featuring a gas fire and stone surround that sits centrally within the room. The ground floor benefits from Karndean flooring throughout, creating a seamless flow across all the rooms. Continuing through to the kitchen there is a modern shaker style kitchen that has integrated appliances including a dishwasher, electric hob and fan assisted oven, plus space and plumbing for a washing machine. A solid wooden worktop finishes the kitchen. There is space for a dining table and chairs to sit within the kitchen area, plus some further wall units providing more storage. Beside the kitchen is a handy utility room - this has storage space for both a fridge/freezer and tumble dryer. A door from the kitchen provides access to the rear of the property into the conservatory area, handy for kicking off shoes and coats, with a further patio door into the garden.

Stairs from the hallway rise up to the first floor where there are three bedrooms and a family bathroom. Two of the bedrooms are of a double size, whilst the third a single that is currently being used as a dressing room with built in wardrobes and Karndean flooring. This could also be used easily as a study or home office. The family bathroom completes the accommodation and comprises a white suite with a wash basin set within a vanity unit, plus a W.C and a bath with a shower over.

Externally there are gardens to both the front and rear of the property. The rear garden is mainly laid to lawn and is bordered by a wooden fence. To the front is a gravel driveway with a pathway leading to the front door as well as side access to the rear garden.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The property is connected to all mains services; gas, electricity, drainage and water. Council tax band A (Cotswold District Council). The property is freehold.

EPC – C (72).

Agents Note - Under the terms of Section 157 of the Housing Act 1985, a purchaser will need to meet certain criteria to qualify. Please contact the office for more information.

The village of Avening has a strong community feel. There is a quaint pub called The Bell, a highly regarded primary school and pre-school playgroup, a social club which is the home of the weekly community café and a Norman church, all within easy walking distance. There are a whole host of beautiful walks, cycling and riding opportunities from the village and a golf course on the outskirts of the village. The nearby towns of Nailsworth and Tetbury both have a comprehensive range of facilities. Junctions for the M4 and M5 motorways are within easy reach and railway stations at Stroud (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

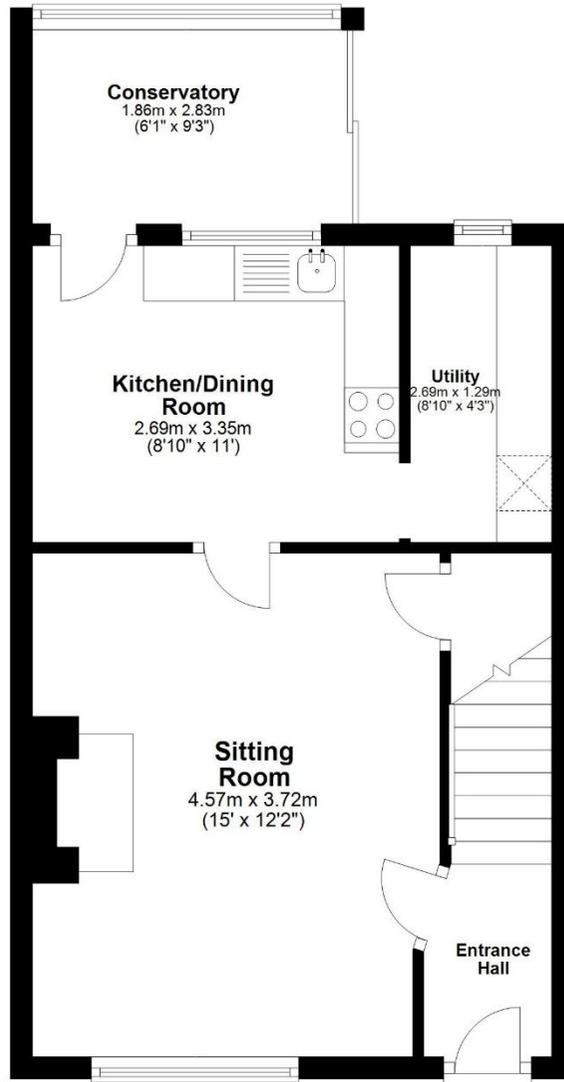


Guide Price £249,000



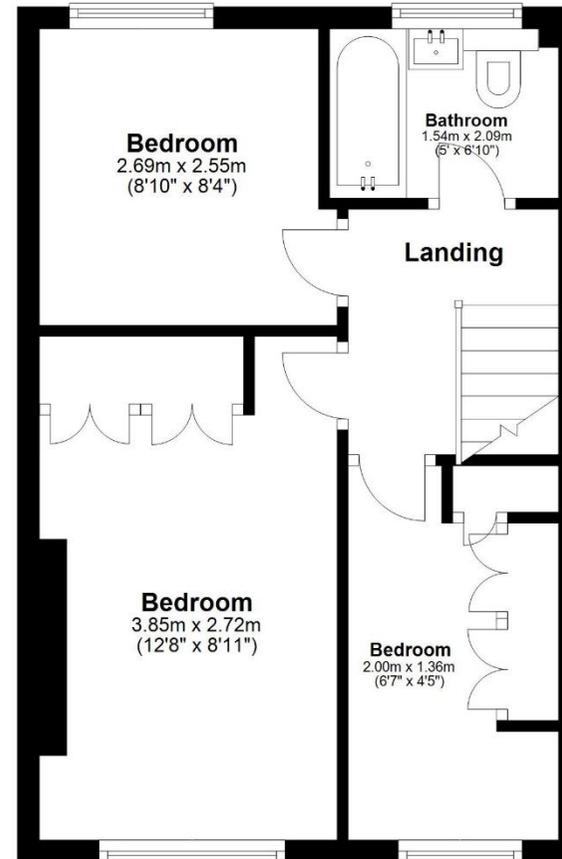
## Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 75.3 sq. metres (810.7 sq. feet)

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