

HUNTERS®

HERE TO GET *you* THERE



Humphreys Close

Stroud, GL5 4NY

Guide Price £425,000



Council Tax: D



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Stroud, GL5 4NY

Guide Price £425,000



Amenities

Cashes Green is adjacent to Cainscross and is within easy proximity of the local Co-op supermarket, post office and a number of other local shops. Schooling is convenient to with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for Boys and Stroud High for Girls all being accessible. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross itself has bus routes and it is also convenient to get to junction 13 of the M5. A short drive will take you to Sainsbury's Supermarket along with Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

Description

We are delighted to present this 3-bedroom detached bungalow, occupying a generous corner position and siding onto the peaceful grounds of a convent. This unique setting offers a wonderful sense of privacy while still being conveniently located for local amenities. The property is in need of renovation, providing an excellent opportunity for buyers looking to modernise and create a home tailored to their own taste. It is offered to the market with **no onward chain**. The accommodation comprises an entrance hall, a well-proportioned sitting room, and a master bedroom featuring fitted wardrobes and an ensuite wash area, with clear potential to develop into a full ensuite shower room. Two further bedrooms, a family bathroom, and a kitchen, not forgetting the pair of connecting conservatories, offering flexible additional living space and direct access to the double garage. The garage can also be reached from the spacious driveway, which comfortably accommodates around 4 vehicles. The garden is very private, benefitting from its corner plot position, and enjoys a lovely outlook down the road towards distant hills. There is also an open planned lawned front garden alongside the driveway. Viewings are by appointment only.

Hallway

Radiator, consumer unit, double glazed front door, coving, doors to.....

Bedroom 3

Double glazed window to the front looking onto the drive, coving, radiator, laminate flooring.

Sitting Room

Two radiators, double glazed window overlooking the drive and beyond, eyeball spotlighting and wall lights, laminate flooring, coal affect electric fire with mantle, coving.

Inner Hall

Cupboard with hot water cylinder and shelves, additional storage cupboard, loft hatch into loft with light.

Kitchen

A selection of wall and base units with worktops over. Built-in electric oven and gas hob with extractor hood over. Double glazed window to the front, circular bowl stainless steel sink and drainer, washing machine space and plumbing with additional space alongside for a refrigerator. Wall mounted Worcester gas fired boiler.

Walk Through Conservatory

Fitted base cupboards, door to Garage, double glazed door and windows to a covered patio, door to the main conservatory.

Main Conservatory

Double glazed with three openable window windows, corner TV cabinet.

Bedroom 1

Range of fitted wardrobe with additional bulkhead storage cupboards over the bed recess with bedside cabinets and display shelving either side. Opening into washroom.

Ensuite Wash Room

Located off bedroom 1 is an area which has a wash basin, some storage and a window. There is also a sewer pipe ready for a WC. There is potential for an ensuite in this area.

Tel: 01453 764912

Bedroom 2

Double glazed window looking over the rear garden, radiator, coving.

Bathroom

A coloured suite to include a bath with shower over, pedestal basin, WC, frosted double glazed window, radiator, coving, fan heater.

Outside

Front Garden & Driveway

There is a large block paved driveway able to accommodate approximately 4 cars. A matching block pathway leads to the entrance door. There is also a strip of garden laid to stones along side leading to a gate into the rear garden. There is an open plan lawn alongside the driveway to the front which narrows and continues just past the tree. This area of grass is not owned with property, however the previous owners have had use of this area of grass and have maintained it for around 50 years. The sellers of the property are happy to provide a statement of truth relating to this.

Wide Garage

A wide double garage with up and over electrically operating door, power and light. Door into The through conservatory, double glazed window to the covered patio area.

Private Mature Gardens

There is a mature garden which sides onto the convent offering a good deal of privacy. Within the garden, a covered patio can be found adjacent to the conservatory with pathway leading into the main area of garden which is laid to lawn with crushed stone patio area along side. A corner covered patio area can be found to the rear of the garden and the shed to the opposite corner with additional small patio areas. There is an outside tap, gate leading to the front.

Tenure

Freehold

Council Tax Band

Band D

Agents Notes

Echoing the front garden paragraph. There is an open plan lawn alongside the driveway to the front which narrows and continues just past the tree. This area of grass is not owned with property, however the previous owners have had use of this area of grass and have maintained it for around 50 years. The sellers of the property are happy to provide a statement of truth relating to this.

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.



Road Map



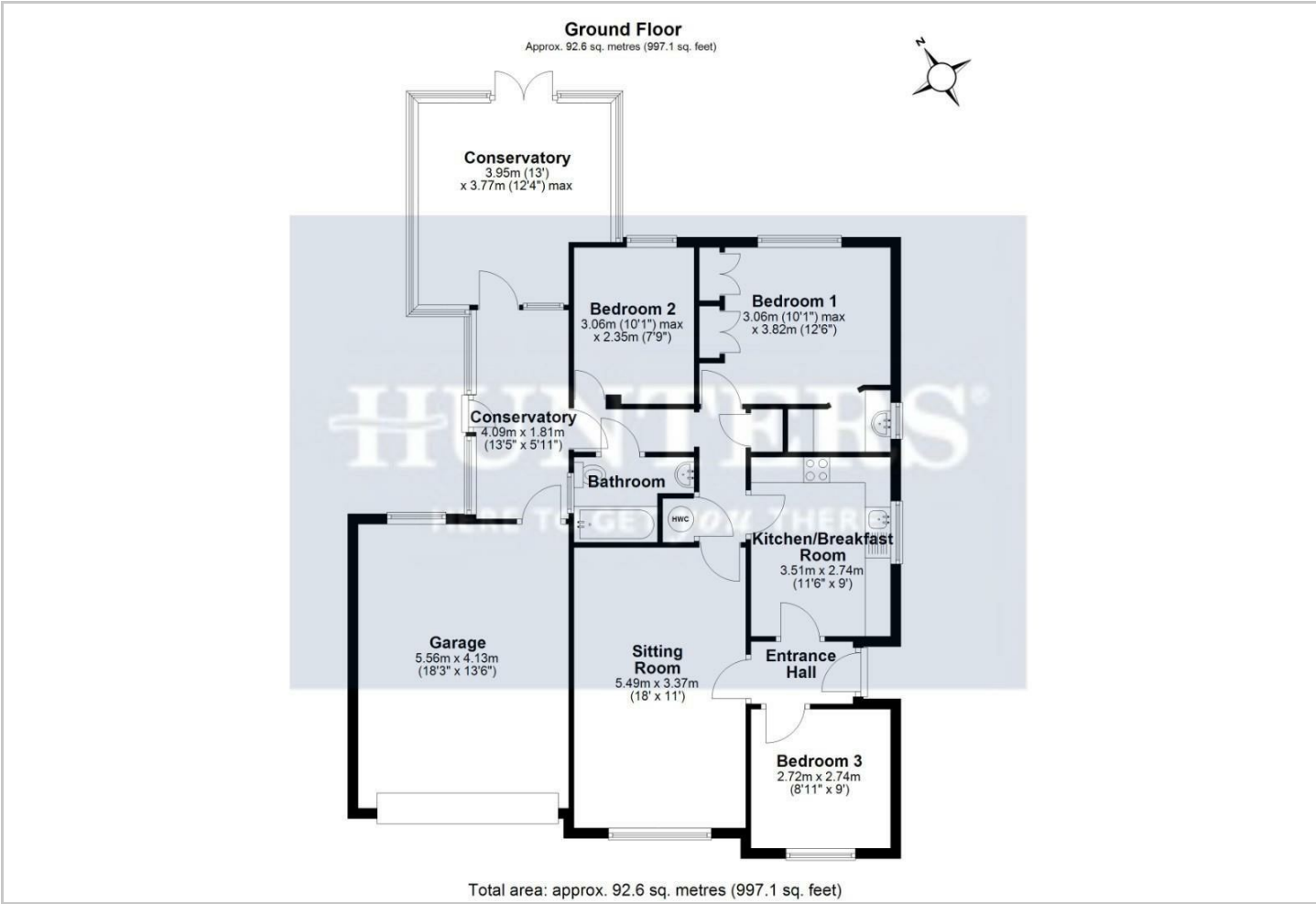
Hybrid Map



Terrain Map



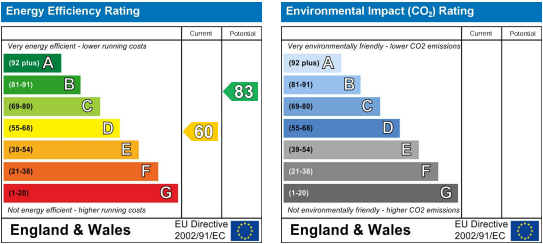
Floor Plan



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.