



HUNTERS[®]
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Graces Field, Stroud | £270,000
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		91 B
69-80	C	79 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 Estate Agents are delighted to offer this well-presented two-bedroom end-of-terrace home, occupying a desirable corner plot within a popular modern development in Stroud. The accommodation is arranged over three floors and briefly comprises an entrance hall, downstairs cloakroom, fitted kitchen and spacious living/dining room on the ground floor. The first floor features a double bedroom and family bathroom, while the top floor provides a further double bedroom. Externally, the property benefits from a good-sized garden and allocated parking. A further advantage is solar water panels & the property's planning permission for a two-storey side extension, offering potential for future enlargement (Expires Dec 26). An excellent opportunity for first-time buyers, couples or investors seeking a modern home with further potential.

SITUATION

ENTRANCE HALL

CLOAKROOM

KITCHEN

10'7" x 8'4"

LIVING/DINING ROOM

14'11" x 11'8"

FIRST FLOOR LANDING

BEDROOM TWO

11'6" x 11'8"

BATHROOM

10'4" x 5'7"

TOP FLOOR

BEDROOM ONE

18'7" x 11'9"

EXTERIOR

OFF-STREET PARKING

TENURE

COUNCIL TAX BAND

The council tax band is B.

PLANNING PERMISSION

The property planning permission for a two story extension to the side which expires in December 26. Planning reference number: S.23/2038/HHOLD

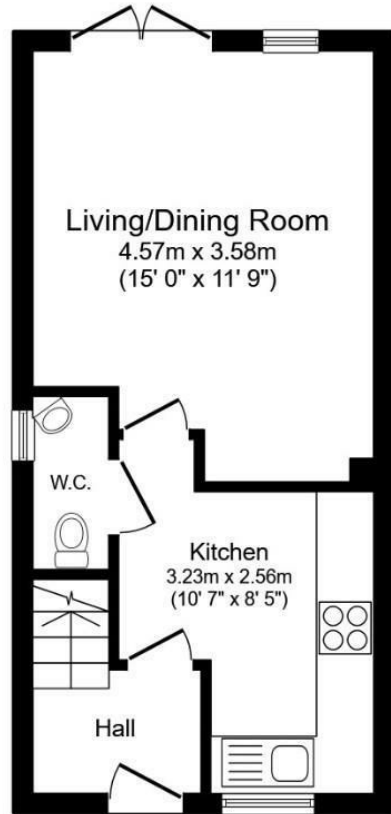
AML CHECKS

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

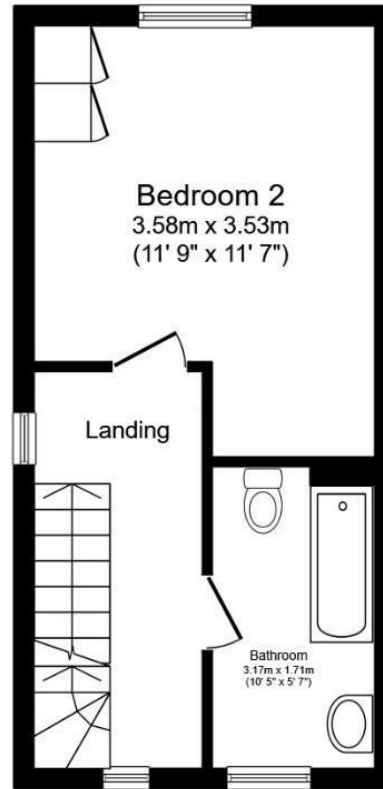
SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

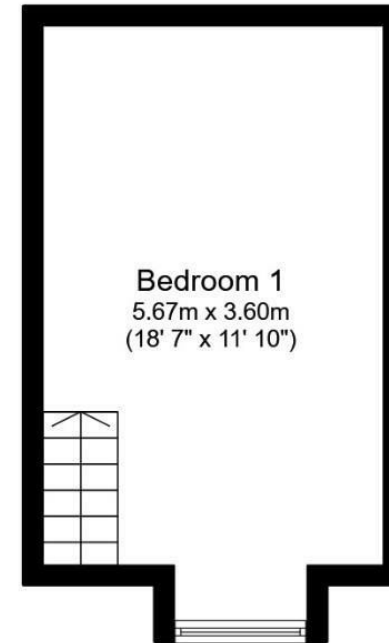
Graces Field, Stroud



Ground Floor



First Floor



Second Floor

Total floor area: 77.0 sq.m. (829 sq.ft.)

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

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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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