



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Far Westrip, Stroud | £295,000  
Call us today on 01453 764912





### 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.

**Offered with No Chain, Hunters Estate Agents are delighted to offer this 2 bedroom semi-detached home with wonderful views to the front. The property does require modernisation. The property comprises of an entrance hall, kitchen/dining room, conservatory, two bedrooms and a shower room on the ground floor. The lower ground floor has the living room with gas fire and utility room. Further benefits include a double garage, driveway parking and garden.**

#### SITUATION

Westrip is located on the rural fringe of Stroud, with countryside and wonderful walks including the Cotswold Way. Stroud itself offers a good range of everyday shops and hosts the award winning farmers market every Saturday morning. There are many supermarkets to choose from to include: Waitrose, Sainsbury's, Tesco's and Aldi, Lidl. Also, a multiplex cinema, Cirencester, Gloucester & Cheltenham offer even more amenities and are all within 20 miles. Both Stroud and Stonehouse railway stations offer a direct line service to London Paddington. Stroud has two state grammar schools - the Stroud High School for Girls & Marling School for Boys, plus Wycliffe College which provides private schooling. Foxmoor Primary School, Randwick Primary School and Cashes Green Primary School are located within the neighbouring locality.

#### ENTRANCE HALL

UPVC double glazed entrance door, UPVC double glazed window to side, radiator, stairs to ground floor and exposed beams.

#### KITCHEN/DINING ROOM

15'1" max x 11'11"

Good range of wall, floor & draw kitchen units, roll-top work surfaces, drainer sink with mixer tap, built-in oven & gas hob, space for fridge, splashback tiling, vinyl flooring, extractor fan, radiator and a UPVC double glazed door to...

#### CONSERVATORY

10'2" x 8'9"

UPVC double glazed windows & doors, power and lighting.

#### BEDROOM TWO

10'11" x 10'2"

UPVC double glazed window and a radiator.

#### BEDROOM ONE

13'8" x 12'2" max

UPVC double glazed window with views, radiators, phone point, exposed beam and fitted wardrobe.

#### SHOWER ROOM

7'6" x 6'6"

Low level WC, pedestal wash basin, panelled bath, Mira shower, splashback tiling, radiator, and a UPVC double glazed window.

#### GROUND FLOOR

UPVC double glazed window with views and a radiator.

#### SITTING ROOM

13'9" x 10'10"

UPVC double glazed window with views, radiator, exposed stone and gas fire.

#### UTILITY ROOM

17'8" x 6'5"

UPVC double glazed window & wooden framed window, radiator, wall-mounted boiler, plumbing for washing machine, stainless steel drainer sink with mixer tap, wooden framed door to rear pathway, cupboard and exposed beams and stone.

#### EXTERIOR

The rear garden is mainly laid to lawn with bedding areas, fence/hedge borders and outside light.

There is an access path to the side of the property

which has two storage cupboards and gated access to the neighbour's property. The neighbour has a right of way over the pathway to their garden.

#### DOUBLE GARAGE

18'10" x 16'6"

Electric garage door, power, lighting, windows to side and inspection pit.

#### OFF-STREET PARKING

Gated parking for 2+ vehicles.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is D.

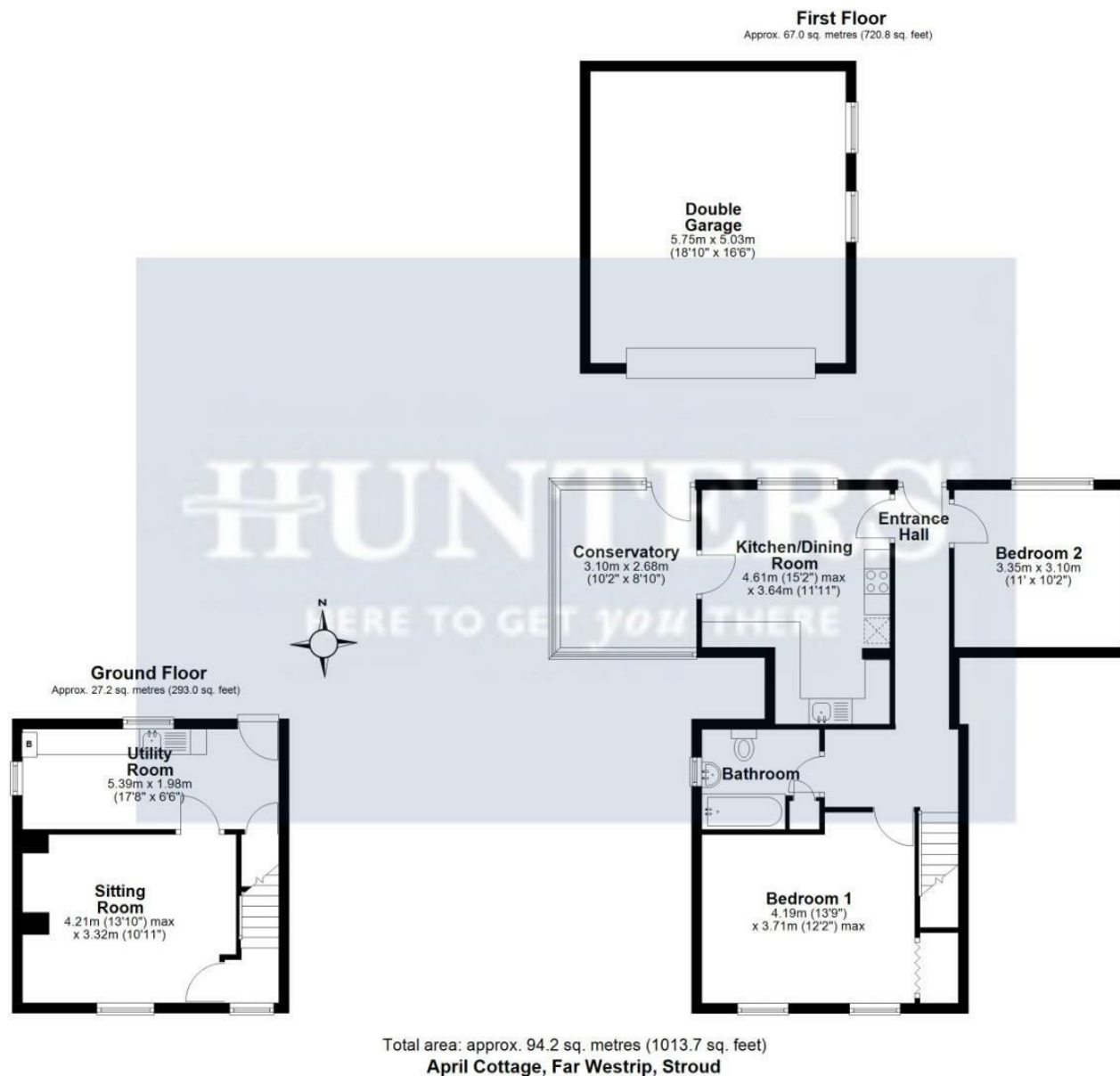
#### SOCIAL MEDIA

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

#### GOLD AT BRITISH PROPERTY AWARDS

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.





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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