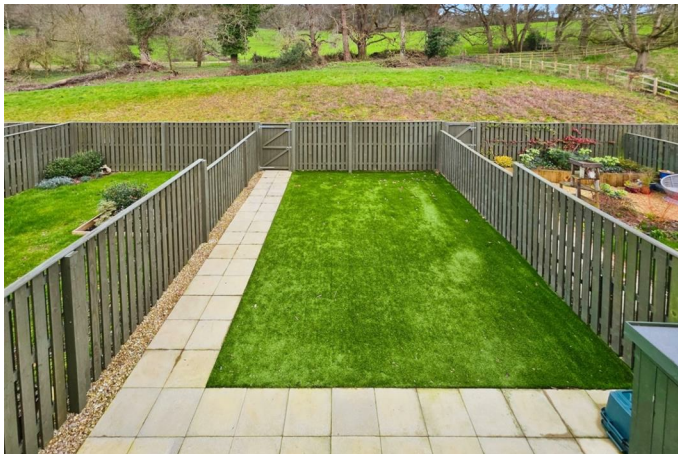




**HUNTERS®**  
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Beatrice Webb Lane, Standish | £1,500 Per Month  
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## Energy rating and score

This property's energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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 present this attractive three-bedroom terraced home, situated within the ever-popular Green Walks development in Standish. A Lovely quiet location, ideal for shift workers. An abundance of walks on the doorstep. The accommodation briefly comprises a welcoming entrance hall, ground floor cloakroom, and a spacious open-plan kitchen, living and dining area featuring bi-folding doors and a stylish media wall — ideal for modern family living and entertaining. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a rear garden backing onto open fields and woodlands, providing a pleasant outlook and added privacy. Further features include two parking spaces, UPVC double glazing, and gas central heating.**

#### SITUATION

The property is situated in the exclusive 'Green Walk' development in Standish. Located within the Cotswolds Area of Outstanding Natural Beauty this development benefits from 32 acres of historical landscape, existing mature trees and gardens with views over the Severn Valley. Stonehouse town centre is only a 1 mile South of the development and offers good community facilities and a train station with direct line to London Paddington. By car, the M5 motorway junctions 12 & 13 are 5 minutes' drive away with links to Bristol (40min) Cheltenham & Gloucester (20min) and there are also frequent bus services operating between Stonehouse, Stroud and Gloucester with the nearest stop being 15 min walk.

#### ENTRANCE HALL

UPVC double glazed entrance door with blind, stairs to first floor and a radiator

#### CLOAKROOM

WC, sink with mixer tap, splashback tiling, tiled flooring, radiator, extractor fan and a UPVC double glazed & frosted window to front.

#### KITCHEN/LIVING/DINING ROOM

25'11" max x 18'6" max

#### KITCHEN/BREAKFAST ROOM AREA

Good range of wall, floor & drawer kitchen units, rolltop work surfaces, stainless steel sink with mixer tap, built-in oven, gas hob, fridge, freezer, washing machine, dishwasher & microwave, extractor fan, radiator, tiled flooring, splashback tiling, breakfast bar, USB socket, UPVC double glazed window to front and cupboard containing Logic boiler.

#### LIVING/DINING AREA

UPVC double glazed bi-folding doors to rear with blinds, two radiators, understairs cupboard and a media wall with electric fire.

#### FIRST FLOOR LANDING

Storage cupboard and access to loft space which is boarded.

#### BEDROOM ONE

13'3" x 10'5"

UPVC double glazed window to front, radiator, built-in wardrobe & TV point,

#### BEDROOM TWO

12'0" x 10'5"

UPVC double glazed window to rear with views, radiator and TV point.

#### BEDROOM THREE

8'0" x 7'8"

UPVC double glazed window to rear with views, radiator and phone point.

#### BATHROOM

7'6" x 6'7"

WC, sink with mixer tap, bath with shower hose & waterfall shower, shower glass, splashback tiling, tiled flooring, heated towel rail, shaver point and a UPVC double glazed & frosted window to front.

#### EXTERIOR

The rear garden is mainly laid artificial grass. Further benefits include fenced borders, outside tap, outside power, outside lighting and gate access to rear.

The front has a outside light and bedding areas with mature planting.

#### OFF-STREET PARKING

The property comes with two parking space. One parking space can be found in front of the property and the other parking space is to the righthand side of the terrace.

#### COUNCIL TAX BAND

The council tax band is B.

#### TENANCY INFORMATION

The property is unfurnished and available immediately.

Refundable holding fee: £346

Deposit: £1730

#### INTERESTED?

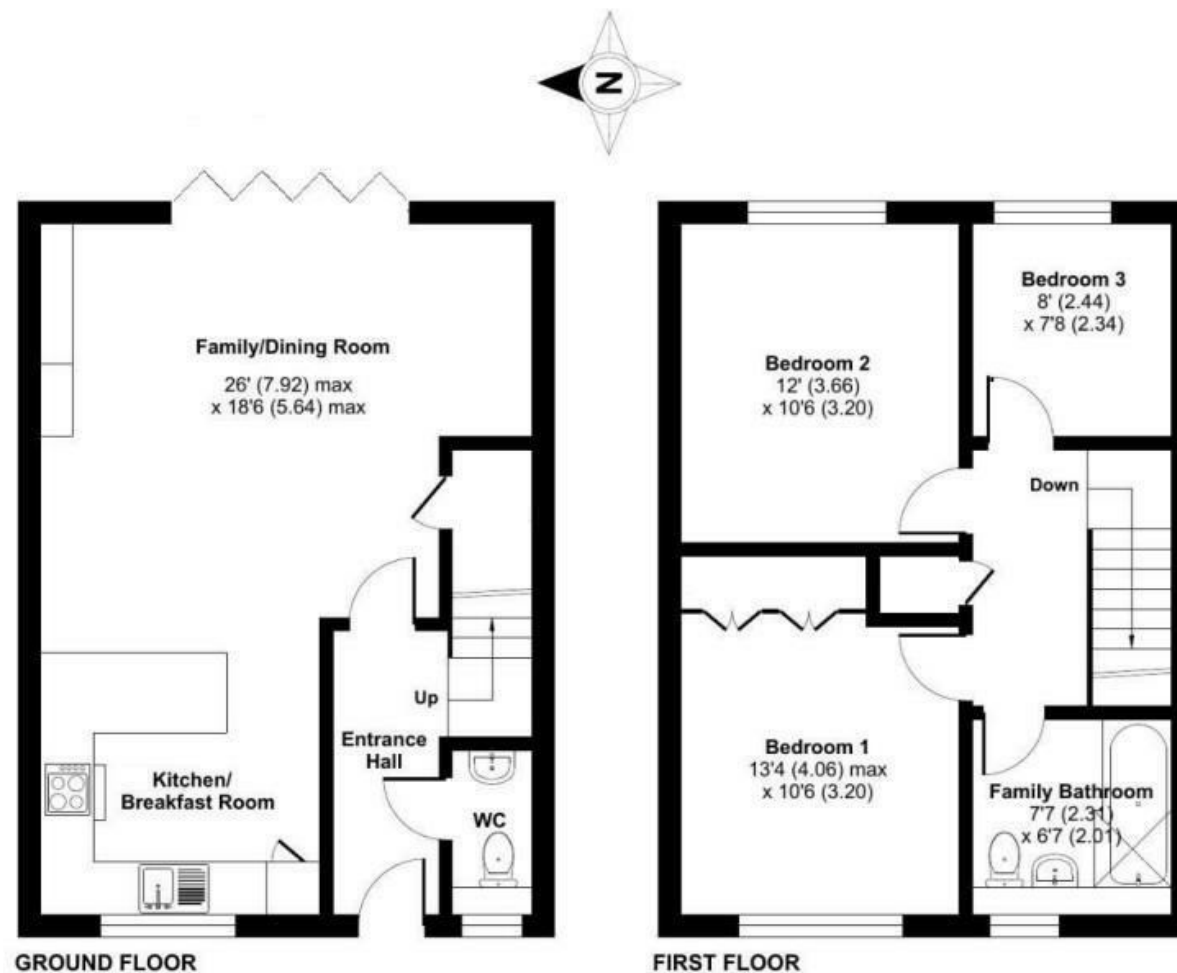
If you are Interested in putting in an application following your viewing, please email [stroud@hunters.com](mailto:stroud@hunters.com) with some background information on who would be moving in, employment status, annual income, timescales, length of tenancy and any further information you feel is relevant to the landlord/your application. We will be forwarding your email onto the landlord to see if they are happy to accept you as a tenant subject to references.

#### 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 your home.



## Beatrice Webb Lane, Standish, Stonehouse, GL10

Approximate Area = 962 sq ft / 89.3 sq m

For identification only - Not to scale

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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | [stroud@hunters.com](mailto:stroud@hunters.com)

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