



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Summer Street, Stroud, GL5 1PA | £225,000  
Call us today on 01453 764912



### Energy efficiency rating for this property

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	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 charming Cotswold stone Grade II listed cottage, enjoying fantastic views to the front. The accommodation comprises a cosy living room and kitchen on the ground floor, with a well-proportioned bedroom and bathroom on the first floor. Further benefits include front and rear gardens, gas central heating, off-street parking, and the potential advantage of being offered with no onward chain.**

#### SITUATION

Stroud's centre is a short drive away and walkable (depending on ability) and offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's, Waitrose, Aldi or Tesco's along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits. There is also a short walk to access beautiful countryside walks in Laurie Lee's Slad Valley.

#### DIRECTIONS

From Stroud proceed up Cornhill, continue into Parliament Street and turn left into Summer street. The cottage can be found along on the right hand side.

#### LIVING ROOM

12'4" x 11'1"

Wooden framed double glazed window to front with blind & views, radiator, stairs to first floor, exposed Cotswold stone, exposed beams, window seat and phone point.

#### KITCHEN

12'1" x 7'2"

Good range of wall, floor & draw kitchen units, roll-top work surfaces incorporating a drainer stainless steel sink with mixer tap, built-in fridge, freezer, cooker & gas hob, space for washing machine, splash back tiling, vinyl flooring, wooden framed window to rear and stable door to garden.

#### FIRST FLOOR

##### BEDROOM

12'6" x 10'11"

Wooden framed double glazed window to front with views, radiator, built-in wardrobe, feature fire place and access to loft space. The loft is part boarded and insulated.

#### BATHROOM

12'2" x 7'4"

Low level WC, pedestal wash hand basin, bath with shower of mains, shower glass, radiator, splash back tiling, exposed beams, exposed stone wall, vinyl flooring, wooden framed window to rear and cupboard containing Worcester combination boiler.

#### EXTERIOR

The rear garden has a small seating area with steps to garden with decked area, bedding areas with planting, fence/brick boarders, outside light and storage units.

The front is laid stone chippings.

#### OFF-STREET PARKING

Parking for 1 vehicle.

#### TENURE

Freehold. The property is Grade 2 Listed

#### COUNCIL TAX

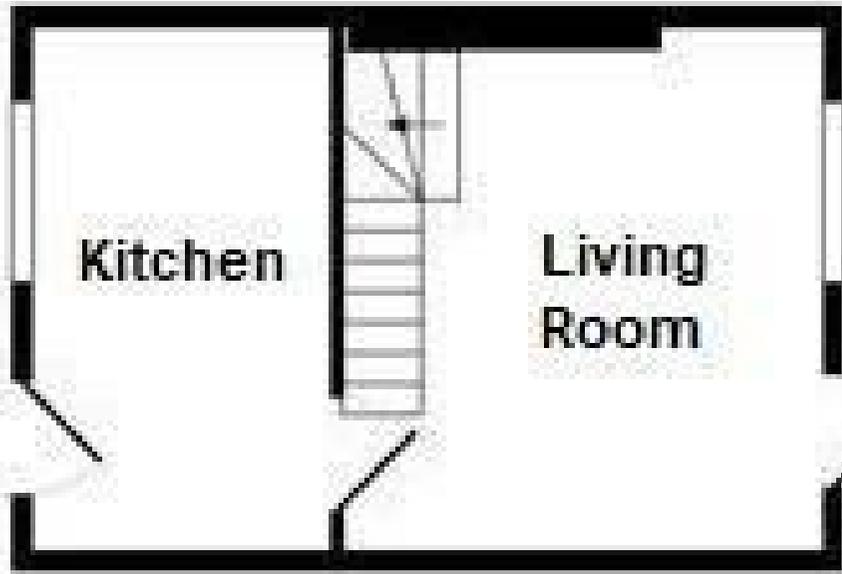
The property is a council tax band B.

#### AML

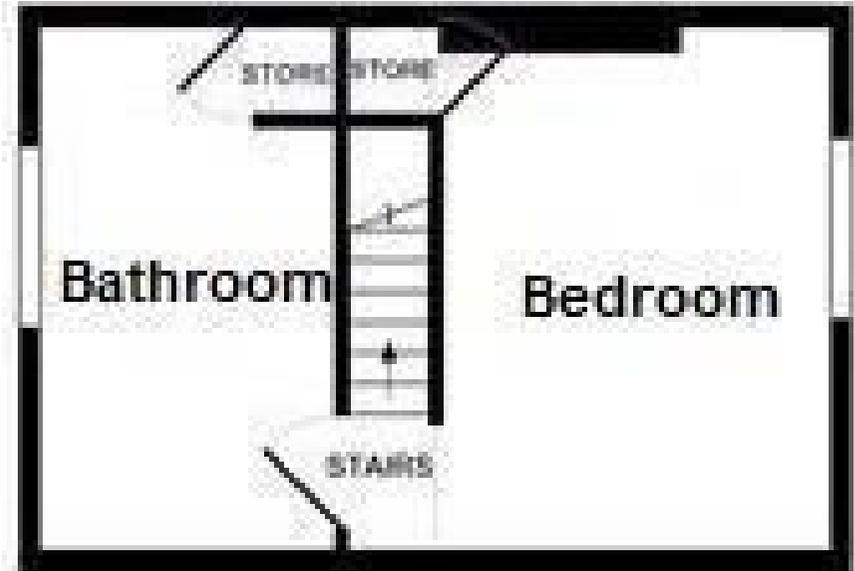
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property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

#### SOCIAL MEDIA

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GROUND FLOOR  
APPROX. FLOOR  
AREA 211 SQ. FT.  
(19.6 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 211 SQ. FT.  
(19.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 422 SQ. FT. (39.2 SQ. M.)

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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