




HUNTERS®
HERE TO GET *you* THERE


James Sleeman Close, Great Oldbury, Stonehouse | Asking Price £332,000
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

**** NO CHAIN **** Hunters are pleased to offer this modern 3 bedroomed semi-detached house built by Barratt Homes. The property briefly comprises to the ground floor and entrance hallway, WC, kitchen with many built-in appliances and sitting room. To the first floor: A master bedroom with an ensuite shower room, there are 2 further bedrooms and the main family bathroom. Parking can be found on the driveway for two cars side-by-side. The garden is laid to lawn and is part paved with some decking incorporating LED lighting.

Hunters GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So 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 for a free valuation.

Description

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Directions

From Jct 13 of the M5, head towards Stroud. At the roundabout, enter into the development where James Sleeman Close can be found along on the left hand side with the property towards the top and around to the left.

Hallway

Coats cupboard, radiator, staircase to 1st floor. Doors to sitting room and kitchen dining room.

WC

Comprising a WC, wash basin, extractor.

Sitting Room

15'4" x 10'6"

Double glazed window to the front and the side. radiator.

Kitchen Dining Room

15'4" x 9'6" max

A gloss range of wall and base units with worktops. Built-in

appliances to include an electric oven, gas hob, dishwasher and washer, dryer, fridge and freezer. Stainless steel sink unit, double glazed window, cupboard housing the gas combination boiler. French doors to garden.

Landing

Doors to bedrooms and bathroom, linen cupboard, loft access.

Bedroom 1

10'8" x 10'6"

Radiator, double glazed window, built in mirror fronted wardrobe, door to ensuite shower room.

En-Suite Shower Room

7'6" x 4'6"

Comprising a wide shower cubicle, pedestal basin, WC, radiator, extractor, shaver point, double glazed window.

Bedroom 2

11'8" > 8'7" x 8'8"

Double glazed window with view over small green, radiator.

Bedroom 3

8'7" x 6'4"

Double glazed window with distant view over roof tops, radiator.

Family Bathroom

6'9" x 5'5"

Suite comprising panel bath with shower over, pedestal basin, WC, obscure glazed double glazed window, radiator, extractor, mirror and light.

Outside

Front Garden

There is a slate bed with shrubs interspersed, some crushed stones and a gate into the garden. Steps and railings to front door and canopy porch.

Parking

Where is driveway parking for two cars side-by-side. There is also an EV Charger installed at the property.

Main Garden

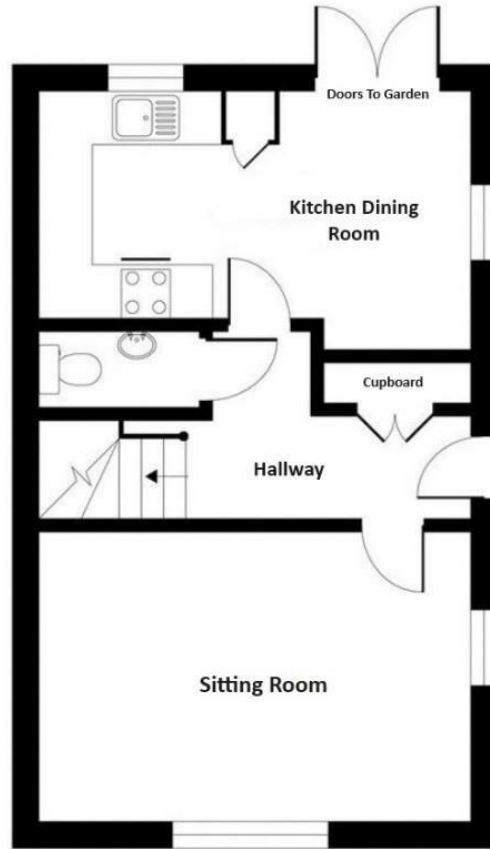
The garden is laid to lawn and is part paved with some decking incorporating LED lighting. Shed, power point and gate.

Council Tax, Tenure & Development Charge

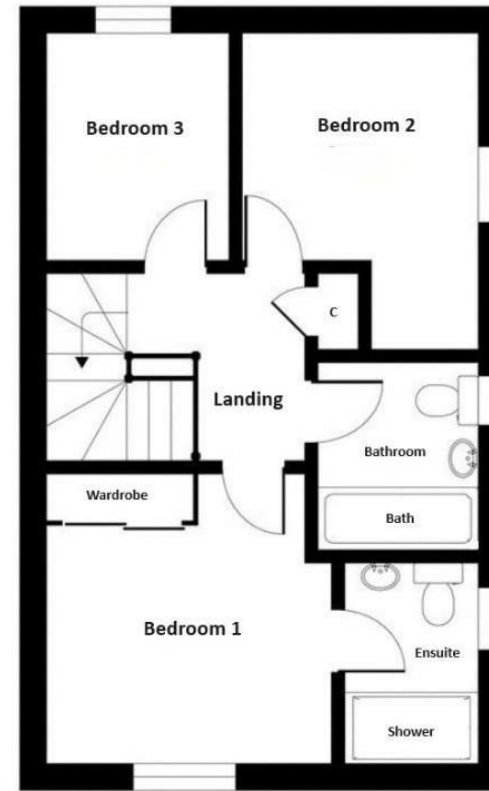
Eastington Parish Band C. Tenure is Freehold. There is normally an annual estate maintenance charge of around £200 paid annually. The exact figure is to be confirmed, although as the development has not been handed over as yet so no charges have as yet had to be paid.

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.



GROUND FLOOR



FIRST FLOOR

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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