

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Humphreys Close

Stroud, GL5 4NY

Asking Price £300,000



Council Tax: C





# 42 Humphreys Close

Stroud, GL5 4NY

Asking Price £300,000



## Amenities

Cashes Green is adjacent to Cainscross and is within easy proximity of the local Co-op supermarket, post office and a number of other local shops. Schooling is convenient to with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for Boys and Stroud High for Girls all being accessible. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross itself has bus routes and it is also convenient to get to junction 13 of the M5. A short drive will take you to Sainsbury's Supermarket along with Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

## Hallway

Coats cupboard, laminate flooring, loft access via a pull down ladder, radiator, doors to.....

## Sitting Room/Dining Room

17'6" x 10'5" (5.33m x 3.18m)

Two radiators, laminate floor, double glazed French doors to the rear, door to kitchen.

## Kitchen

7'9" x 7'9" (2.36m x 2.36m )

Gloss white wall and base units with stainless steel sink, electric cooker included, space for a fridge freezer and plumbing and space for a washing machine. Double glazed door with cat flap to the rear, wall mounted gas fired combination boiler.

## Bedroom 1

12'5" x 10'0" (3.78m x 3.05m)

Laminate flooring, double glazed window to front, radiator.

## Bedroom 2

9'8" x 8'4" (2.95m x 2.54m)

Laminate flooring, double glazed window to front, radiator.

## Shower Room

With suite comprising a wide shower cubicle, encased system WC, wash basin with storage beneath extending to additional storage to the side, built-in airing cupboard with radiator, recessed lighting, extractor, double glazed window to the side.

## Outside

### Driveway

There is off-road parking on the driveway for several cars side-by-side. Incorporating a concrete area with the rest of the driveway being laid to stones. A pathway from the drive continues to the side covered carport area with new roof, outside tap and gate leading into the rear garden.

### Rear Garden

A mature and well stopped garden with patio area adjacent to the back of the bungalow. The bulk of the garden is laid to lawn With a variety of shrubs and plants. Alongside the grassed area is a patio and gravel area with shed to the rear corner and gated access to the side return of the bungalow.

### Tenure

Freehold

### Hunters Stroud 3 x 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

Tel: 01453 764912

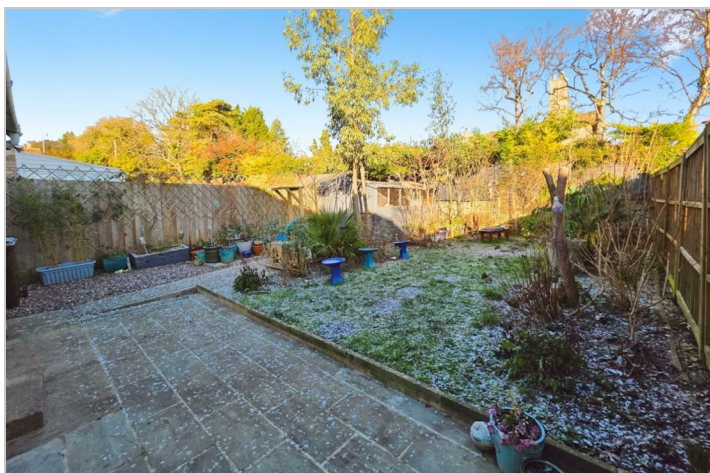
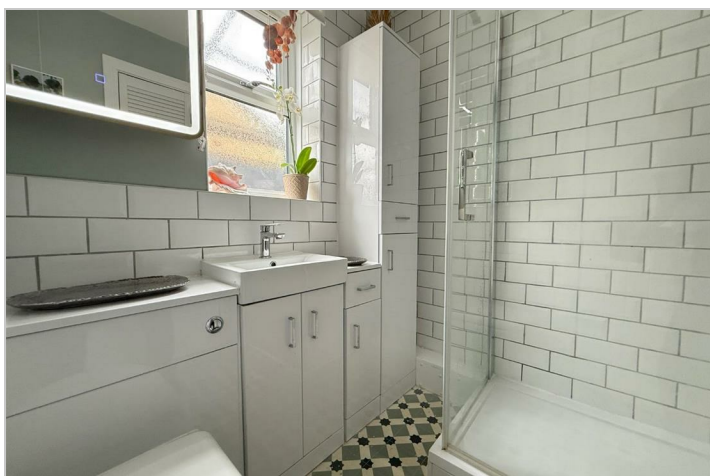
2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

### 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.

### Council Tax

Band C





Road Map



Hybrid Map



Terrain Map



Floor Plan

42 Humphreys Close, Stroud, GL5 4NY

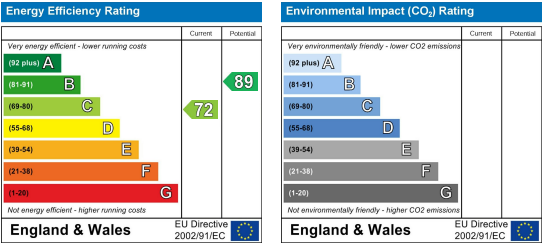
Total floor area: 53.9 sq.m. (580 sq.ft.)

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](http://www.Propertybox.io)

Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.