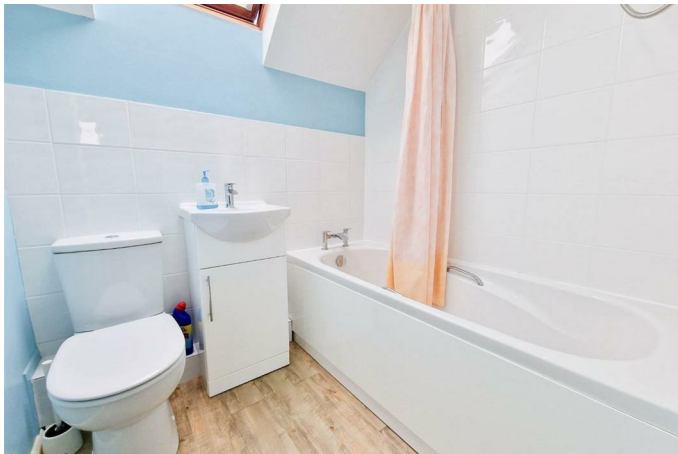




HUNTERS®
HERE TO GET *you* THERE

The Old Common, Chalford, Stroud | Offers In Excess Of £170,000
Call us today on 01453 764912



Energy rating and score

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 75 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.

***FREEHOLD* Hunters Estate Agents are delighted to offer this one bedroom freehold coach house located in the popular location in Bussage. The property comprises of an entrance hall, first floor landing, sitting/dining room, kitchen, double bedroom & bathroom. Further benefits include garage, and off-street parking.**

SITUATION

Bussage/Chalford has a good range of local facilities, including a Tesco Express, pharmacy, doctors surgery as well as a popular primary school and there is easy access to the ever popular Thomas Keble secondary school. There are also country Inns nearby, walks and recreation grounds to enjoy within striking distance. There is also a clear sense of community in the area whilst further more comprehensive shopping and leisure facilities can be found in Cirencester and Stroud, the latter also benefiting from a mainline rail link to London Paddington.

ENTRANCE HALL

UPVC double glazed entrance door & stairs to first floor.

FIRST FLOOR LANDING

Access to loft space & electric heater.

KITCHEN

7'11" x 5'7"

Wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel

sink, built-in oven & hob, space for fridge & washing machine, extractor fan, splash back tiling, Velux window & serving hatch.

SITTING/DINING ROOM

18'0" x 9'3"

UPVC double glazed window to front, Velux window, electric heater and phone point.

BEDROOM ONE

9'0" 8'3"

Velux window, built-in wardrobe and airing cupboard containing hot water tank.

BATHROOM

Low level WC, vanity sink with mixer tap, paneled bath with mixer tap, electric shower, heated towel rail, splash back tiling, extractor fan and Velux window.

OFF-STREET PARKING

GARAGE

18'1" x 8'3"

Up & over door, power and lighting.

STORE CUPBOARD

Power & lighting.

TENURE

Freehold

COUNCIL TAX BAND

The council tax band is B.

SOLAR PANELS

The solar panels are owned by the property.

GOLD AT BRITISH PROPERTY AWARDS

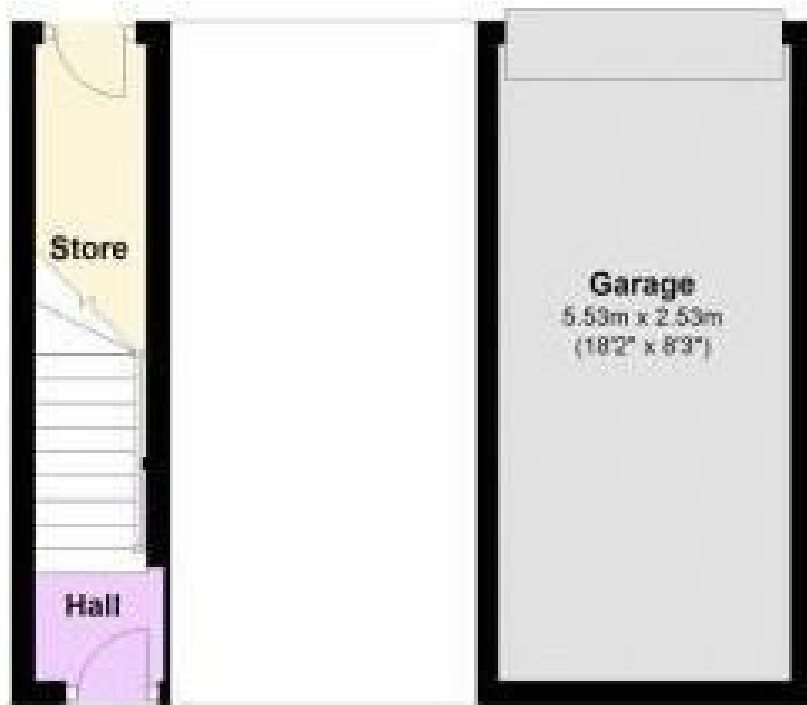
We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

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

Approx. 19.4 sq. metres (208.9 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 55.2 sq. metres (594.6 sq. feet)

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

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