



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

**Bracelands, Eastcombe, Stroud | Asking Price £277,000**  
**Call us today on 01453 764912**





## Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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.

Presenting a charming two-bedroom semi-detached house available for sale with no onward chain. This property is located in a sought-after location to the east of Stroud and has been improved since the owner purchased. To include a new front door, wiring, new gas boiler and so on. One of the primary highlights of this home is its surprisingly large garden, ideal for children and adults alike to enjoy. play, The outbuildings offers potential for improvement and if for nothing else offers extra storage. The ground floor comprises a cosy reception room, complete with a fireplace which could be reinstated again, currently capped with a capped of gas point. The gloss grey kitchen is a modern delight, fully equipped with many appliances included. There is currently a wet room downstairs, however, this is to be replaced in June 2025 with a brand new white bathroom suite with shower over the bath, wash basin and WC. The upper level hosts two double sized bedrooms, offering ample space for personalisation. Worth mentioning is the new boiler that was installed just last year. Convenience is at your doorstep with this property. With nearby schools, your children's educational needs will be well catered for. The locality also offers cycling routes for those who enjoy a healthy, active lifestyle. Arrange a viewing today!

## Hunters Stroud 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](mailto:stroud@hunters.com) for a free valuation.

## Amenities

Bussage/Chalford has a good range of local facilities, including a Tesco Express, doctors surgery as well as a popular primary school and the ever popular Thomas Keble secondary school. There are also country Inns nearby, walks and recreation grounds to enjoy within walking distance. Additionally 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.

## Location

The house can be found directly opposite Thomas Keble School with parking on-street.

## Hallway

Laminate flooring, staircase to the first floor, radiator, double glazed window to the front, double glazed front door.

## Sitting Room

17'4" x 10'4"

Open fire (currently covered) with capped off gas point. Laminate flooring, double glazed window to the front, two radiators.

## Kitchen Dining Room

12'7" x 10'2" max, 8'0" min

A Morton gloss grey selection of wall and base units with worktops over. Built-in appliances to include an electric oven, gas hob and stainless steel extractor hood above. The washing machine, dishwasher and fridge freezer by Bosch

are also included. Double glazed windows to the rear and side, double radiator circular bowl sink unit, larder cupboard with consumer unit. Worcester gas fired combination boiler new end of 2024.

## Wet Room

6'6" x 5'5"

Comprising a Mira shower, pedestal basin, WC, opaque double glazed window, chrome heated towel rail, tiled flooring.

## Side Lobby

Double glazed door to front, latch door to rear garden and door into the store area.

## Landing

Double glazed window looking onto the rear garden. Doors to bedrooms.

## Bedroom 1

14'2" x 10'5" max, 8'9" min

Double glazed window to the front, double radiator and double glazed window to the rear garden.

## Bedroom 2

14'2" x 9'5"

Double glazed window to the rear garden and side, double radiator, loft hatch.

## Outside

### Front Garden

Enclosed by a pretty low level stone wall with gate within, pathway to door, outside light, Door to side lobby which leads to the store and rear garden.

### Rear Garden & Store

A surprisingly large garden which is predominantly laid to lawn. There are two sheds, a central pathway, some shrubs and plants in Incorporated and an outside tap. The adjoining store measures 13'4" x 6'3" with air vents and window to the side.

## Council Tax Band

Band B

## Agents Notes

Section 157 of the Housing Act 1985, as amended, restricts the transfer or letting of properties sold under Right to Buy in this Council's Area of Outstanding Natural Beauty to those persons who fulfil certain criteria.

In order for consent to be granted, one of the purchasers/tenants must meet one of the criteria and provide Stroud District Council with the corresponding evidence as outlined below.

1. Having lived in Gloucestershire for the three years up to the application for consent OR having previously lived in Gloucestershire for at least three years
2. Having worked in Gloucestershire for the three years up to the application for consent
3. Being a member of the armed forces and having previously lived in Gloucestershire for at least two years.

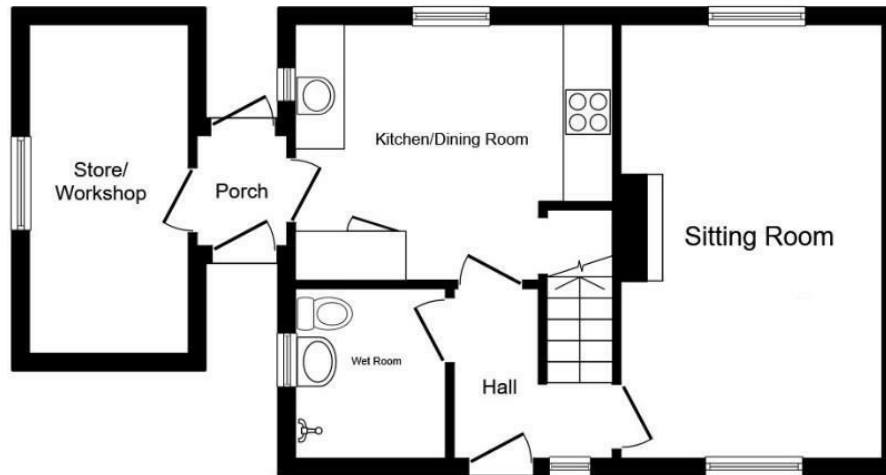
## Evidence required by SDC.

1. Two separate lots of supporting evidence covering an entire three year period, such as utility bills, council tax bills, bank statements etc.
2. Letter from current employer on headed paper to confirm length of service with the company and that the base/work is located within Gloucestershire. Wage slips or P60s to cover the entire three year period.
3. Please contact Right to Buy to confirm the evidence to be provided.

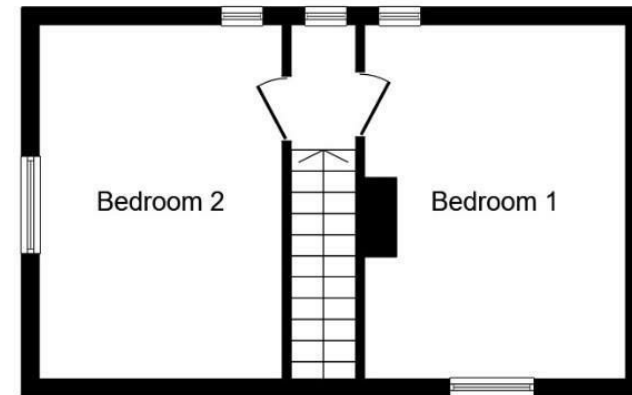
## Social Media

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**  
Floor area 47.7 m<sup>2</sup> (514 sq.ft.)



**First Floor**  
Floor area 31.2 m<sup>2</sup> (335 sq.ft.)

**TOTAL: 78.9 m<sup>2</sup> (849 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)

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)

