



**HUNTERS®**  
HERE TO GET *you* THERE

Robert Hulbert Lane, Great Oldbury, Stonehouse | £295,000  
Call us today on 01453 764912





### Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	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.

**Hunters Estate Agents are delighted to present this modern and well-appointed two-bedroom end-terrace home, built by Barratt Homes in 2021. Still benefiting from 5 years of its NHBC warranty, this stylish property is ideal for first-time buyers, investors, or those looking to downsize. The ground floor features a entrance hallway leading to a bright sitting room, an inner hall, a convenient cloakroom, and a contemporary fitted kitchen/dining area with views over the rear garden. Upstairs, the first-floor landing gives access to two generously sized double bedrooms and a modern family bathroom. Outside, the rear garden is laid to lawn with a patio area and a useful storage shed—perfect for relaxing or entertaining. To the front, there is off-road parking for two vehicles.**

#### SITUATION

Great Oldbury is well placed with excellent communications with major routes to principal towns., positioned alongside Eastington and Stonehouse which offers many everyday shops and amenities. Private education is available at Wycliffe College in Stonehouse and Stroud also retains two excellent grammar schools in addition to comprehensive alternatives nearby. The M5 (J13) is close by with a typical journey time to Bristol being half an hour by car. Intercity trains to London Paddington are also available.

#### ENTRANCE HALL

UPVC double glazed entrance door, radiator and stairs to first floor.

#### SITTING ROOM

12'11" x 11'7"

UPVC double glazed windows to front, two radiators, TV point and phone point.

#### INNER HALL

Doors into sitting room, kitchen/dining room & cloakroom

#### CLOAKROOM

Low level WC, pedestal wash basin with mixer tap, radiator, extractor fan and splashback tiling.

#### KITCHEN/DINING ROOM

14'7" x 9'3"

Good range of wall, floor & draw kitchen nits, roll-top work surface, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for washing machine & fridge/freezer, extractor fan, splashback

tiling, radiator, storage cupboard, cupboard containing Logic gas combination boiler and UPVC double glazed windows & french doors to rear garden.

#### FIRST FLOOR LANDING

Radiator and access to loft space. The loft is boarded, has lighting & insulated and accessed via pull-down ladder.

#### BEDROOM ONE

11'7" x 11'1"

UPVC double glazed window to front, radiator and fitted wardrobes.

#### BEDROOM TWO

11'2" x 8'2"

UPVC double glazed window to rear and a radiator.

#### BATHROOM

Low level WC, pedestal wash basin with mixer tap, panelled bath, shower off mains, shower glass, radiator, shaver point, splashback tiling, extractor fan and a UPVC double glazed & frosted window to rear.

#### EXTERIOR

The property benefits from a good sized rear garden which is mainly laid to lawn. Further benefits include patio area, shed, gated side access, outside tap, fence borders and bedding areas.

The front has outside light, bedding area, storm porch and gated access to rear.

#### OFF-STREET PARKING

Parking at the front of the property for two vehicles.

#### TENURE

The property is Freehold

#### MANAGEMENT COMPANY/FEEES

The management company is First Port. There will be a grounds service/maintenance charge paid annually of approx. £225. This charge doesn't start until the site is finished.

#### COUNCIL TAX BAND

The council tax band is B.

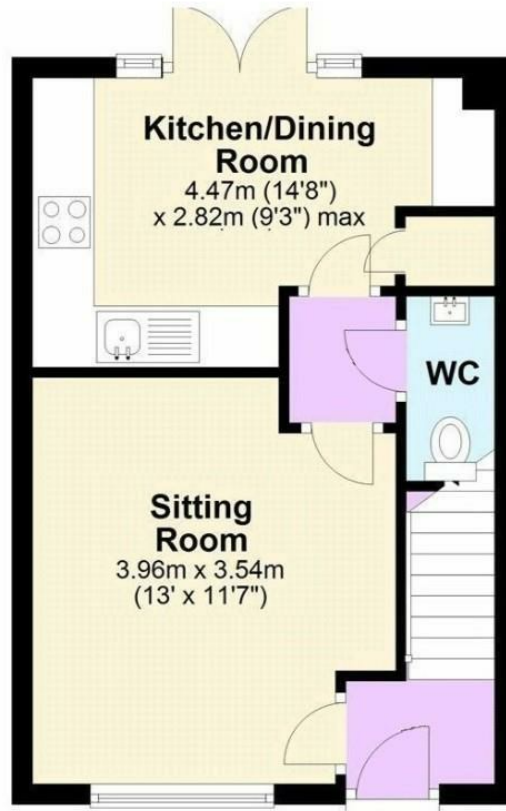
#### SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

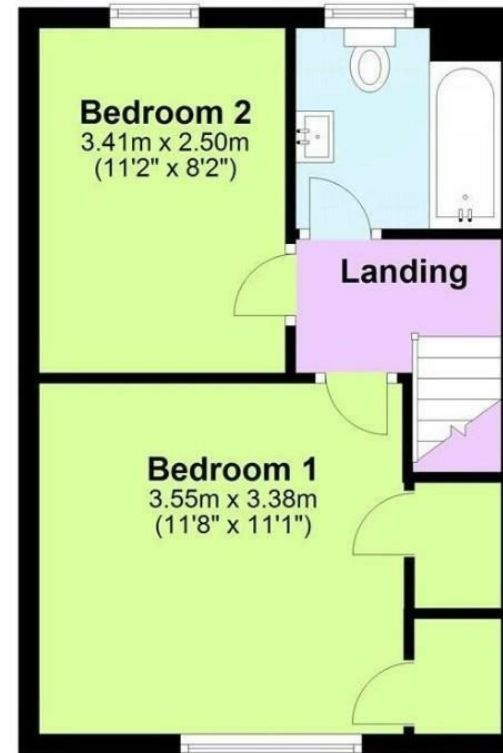
Hunters Estate Agents in Stroud are delighted to announce that the branch has been awarded the Gold Award at the British Property Awards 2024. This is the third time the Stroud office has achieved this accolade, having previously won in 2023 and 2021. The award reflects the team's continued commitment to delivering exceptional service, expert advice, and outstanding results for clients in the local property market. The British Property Awards are widely recognised for their independent and comprehensive judging process, making this achievement a significant mark of quality and professionalism within the industry. Hunters Stroud invite homeowners considering a move to contact the office for a free, no-obligation property valuation, and to find out how their award-winning service sets them apart from competitors.





### Ground Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



### First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)

**Total area: approx. 62.3 sq. metres (670.7 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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)

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