

HUNTERS®

HERE TO GET *you* THERE



Lovedays Mead

Stroud, GL5 1XB

Asking Price £260,000



Over 50's bungalow. Hunters are delighted to offer this 2 double bedroom retirement bungalow which is located within a short walk of Stroud's town centre and the many amenities Stroud has to offer. The property has a low maintenance paved garden with artificial grass over the top which can be removed if you prefer to see the paving. A conservatory, lounge dining room, 2 double bedrooms, modern shower room, kitchen with appliances included. There is also parking for residents. Viewings are strictly by appointment only.



AMENITIES

The town centre of Stroud is within easy walking distance and offers a comprehensive range of facilities and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is a main line railway station, with direct services connecting with London (Paddington).

DIRECTIONS

From Stroud proceed out onto the Slad Road B4070, turn left into Birches Drive and left again into the bottom of Folly Lane follow the road around to the right, and turn left into West Grange Court where parking will be easily sited.

ENTRANCE HALL

Via a modern composite front door. Door to lounge and opening to kitchen. Storage/cloaks cupboard. Storage heater.

LOUNGE/DINING ROOM 15'7" x 13'9" (4.75 x 4.19)

Double glazed window to rear. Door to inner hall. TV and telephone points. Sliding patio door to conservatory. Coving, storage heater.

CONSERVATORY 8'8" x 8'3" (2.64 x 2.51)

Double glazed and brick built conservatory. patio door, Dimplex heater.

KITCHEN 9'0" x 6'1" (2.74 x 1.85)

Double glazed window to front. Range of wall and base storage units with work surfaces over. Electric cooker (included) with extractor over. Plumbing for washing machine (included) and space for a fridge freezer (included).

INNER HALLWAY

Doors to bedrooms one and two and shower room. Airing cupboard with hot water cylinder and shelves.

BEDROOM 1 12'9" x 9'9" (3.89m x 2.97m)

Double glazed window to rear. Built-in double wardrobe. Night storage heater, coving.

BEDROOM 2 12'8" max x 9'4" (3.86m max x 2.84m)

Double glazed window to front. Panel electric heater. loft hatch.

SHOWER ROOM 8'7" x 6'1" (2.62m x 1.85m)

Double glazed window to front. Walk in shower, with seat, pedestal wash hand basin, close coupled WC. Safety hand rails, shaver point, extractor, heated towel rail, fan heater.

COMMUNAL GARDEN AREAS AND PARKING

There are communal areas of garden to the front. Residents parking is also available on site.

REAR GARDEN Circa 29'5" max x 16'5" max (Circa 8.97 max x 5.00 max)

Laid to artificial grass over a patio offering a good deal of privacy within a walled and fenced surround.

AGENTS NOTES

Development for over 50's

TENURE & SERVICE CHARGES

The Tenure is Freehold. Service charge is currently for 2023 £95 per month for maintenance of the gardens and communal areas in front of the bungalow.

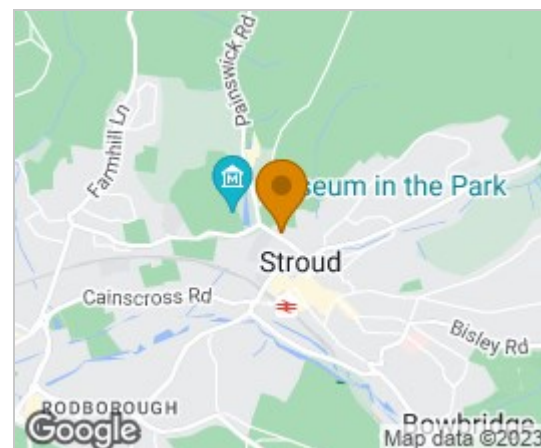
SOCIAL MEDIA

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

HUNTERS GOLD AWARD WINNERS

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.

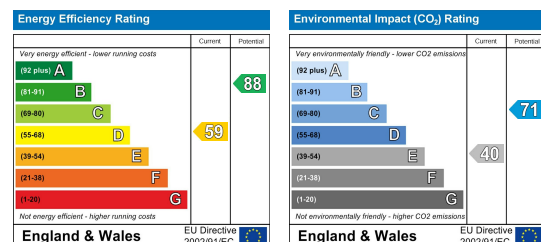
Area Map



Floor Plans



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.

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