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Manor View, Selsley East, Stroud | Asking Price £350,000
Call us today on 01453 764912















Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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.

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***** NO ONWARD CHAIN*** A light and bright three-bedroom semi-detached home in the popular village of Selsley offers an appealing blend of comfort, charm and convenience. Set in an elevated position with lovely open views, the property begins with an entrance porch leading into a welcoming hall, followed by a well-presented sitting/dining room. The kitchen is equally bright, fitted with a built-in oven, hob and extractor, and arranged to make the most of the natural light. Upstairs, the first floor provides three double bedrooms, each offering generous proportions, along with a good-sized bathroom featuring both bath and shower facilities. Mature gardens sit to both the front and rear, giving the home a mature, green setting, while residents and visitor parking add everyday practicality. The location is particularly appealing: just a couple of minutes' walk from the village pub and only a short drive down the hill to Sainsbury's, making daily errands refreshingly simple. Offered with no onward chain this well-kept home presents an excellent opportunity for anyone seeking village living with space, views and convenience.**

Amenities
Selsley is a village within the parish of King's Stanley and district of Stroud. Located approximately two miles south of Stroud, which offers many everyday local shops and amenities. Sainsbury's is located just at the bottom of the hill. The common is in the Cotswold area of outstanding natural beauty and overlies the limestone of the Cotswolds.

Porch
Double glazed front door, wood and glass door into hallway.

Hall
Radiator, door into kitchen and into sitting room/dining room. Stair staircase rising to the first floor.

Sitting Room/Dining Room
Double glazed window to the front with distance view, two radiators, wood burner to chimney breast (NOT INCLUDED AND WILL BE REMOVED) Sliding door into the kitchen, double glazed French doors to the rear garden.

Kitchen
A modern selection of cream shaker style base units with worktops over. Wall mounted Worcester gas fired boiler. Plumbing and spaces for a washing machine and a slimline dishwasher, built-in electric hob and electric oven, extractor hood. Under stairs cupboard, double glazed door with cat flat to the side, radiator.

Landing
Radiator, fire escape double glazed window, access to a partly boarded loft. Doors to bedrooms and bathroom.

Bedroom 1
Double glazed window with views, built-in wardrobe and cupboard. Radiator. Measurement to back of wardrobe, minus 2ft to front of wardrobe.

Bedroom 2
Double glazed window to the rear, radiator, built-in wardrobe with cupboard alongside.

Bedroom 3
Double glazed window to the front with the view, radiator, cupboard over staircase.

Bathroom/Shower Room
A four piece bathroom suite comprising: WC, washbasin, corner shower cubicle with triton electric shower, panelled bath with mixer tap and shower handset, storage cupboards, designer style radiator, two double glazed windows, fan heater.

Outside

Front Garden
Laid to grass with established mature surrounding shrub beds, pathway from gate to the front porch and to the size of the garden to meet the rear garden. Outside light.

Rear Garden
A mature garden with a westerley aspect. Adjacent to the property is a brick paved patio with crushed stones along side. Pergola with pond along side. A barked pathway to the left with established mature shrubs and tree runs along side. There is a bin/composting area and an area of grass running up to meet the greenhouse and a wooden shed. A useful Log store can be found to be far end, further mature trees and shrubs.

Residents & Visitor Parking
As you turn in to Manor View, you will see communal parking for residents and visitors. Additional parking can be found on street.

Tenure
Freehold

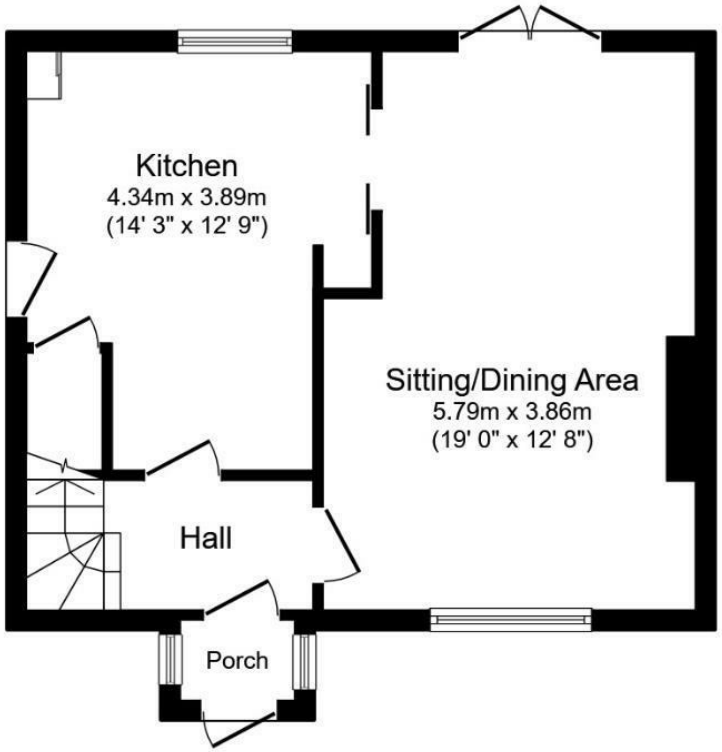
Council Tax Band C

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.

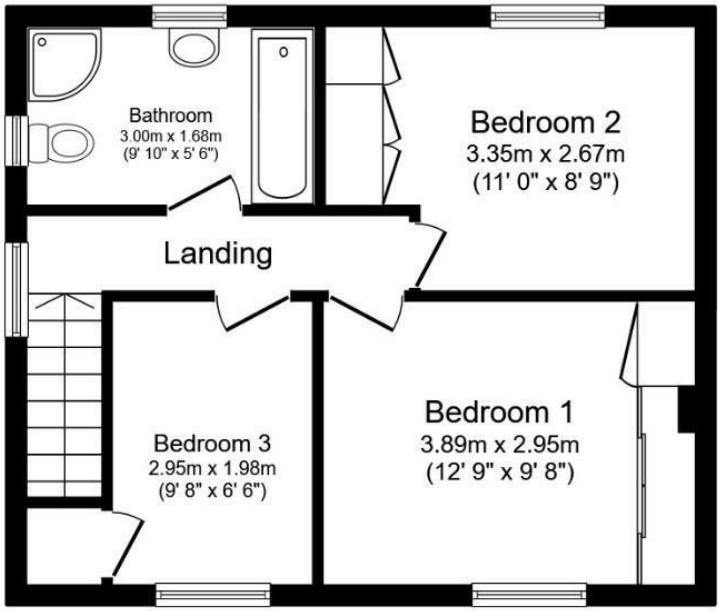
Hunters Stroud Win GOLD Again!
We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

AML
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

5, Manor View, Stroud, Selsley East, GL5 5LR, GB



Ground Floor



First Floor

Total floor area: 81.4 sq.m. (876 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

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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.

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