



HUNTERS®
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Manor View, Selsley East, Stroud | £365,000
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		81 B
69-80	C	70 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.

Situation in a elevated position with wonderful views across Stroud, Hunters Estate Agents are delighted to offer this well presented 3 double bedroom semi-detached family home which has attic conversion & conservatory. The property comprises of an entrance hall, open plan living/dining room, recently fitted kitchen with fitted appliances and a conservatory. The first floor has two bedrooms, inner hall/study and a modern bathroom. The top floor has a additional double bedroom. Outside, the property has a front & rear garden and communal non-allocated parking.

SITUATION

ENTRANCE HALL

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

LOUNGE/DINING ROOM

18'10" x 9'10"

UPVC double glazed windows to front with views, UPVC double glazed french doors to rear, two radiators, electric fire, ceiling coving and dado rail.

KITCHEN/BREAKFAST ROOM

14'3" x 12'10"

Good range of wall, floor & drawer kitchen units, rolltop work surfaces, underhung sink with mixer tap, built-in double oven, 5 ring hob, microwave, dishwasher, large fridge & large freezer, space for washing machine, extractor fan, radiator, splashback tiling, understairs cupboard, cupboard containing combination boiler and UPVC double glazed windows to rear & side.

CONSERVATORY

15'11" x 8'1"

UPVC double glazed windows & french doors to rear garden, tiled flooring, ceiling fan and a radiator.

FIRST FLOOR LANDING

UPVC double glazed windows to side with views and a radiator.

BEDROOM ONE

10'11" x 9'10"

UPVC double glazed windows to front with views, radiator, storage cupboard and fitted wardrobes.

BEDROOM TWO

10'6" x 8'8"

UPVC double glazed windows to rear, radiator and fitted wardrobes.

BATHROOM

WC, vanity sink with mixer tap, panelled bath, waterfall shower & shower hose, shower glass, heated towel rail, tiled flooring, splashback tiling and UPVC double glazed & frosted windows to rear & side.

INNER HALL/STUDY

9'10" x 6'7"

UPVC double glazed windows to front with views, radiator, storage cupboard, phone point and stairs to top floor.

TOP FLOOR

BEDROOM THREE

20'2" x 8'1"

UPVC double glazed windows to rear, Velux window to front with views, radiator, TV point and eave storage.

EXTERIOR

The rear garden has an initial patio area with steps leading to a lawned area. Further benefits include vegetable patch, raspberry bush, fence/wall borders, shed with power & lighting, greenhouse, waterbutt, outside tap and side access to the front.

The front garden is mainly laid to lawn with a pathway to front door, storm porch, bedding areas, fence/brick borders and wonderful views.

COMMUNAL 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

The council tax band is C.

AGENT NOTES

Please note that the lawned area at the front is owned by the council..

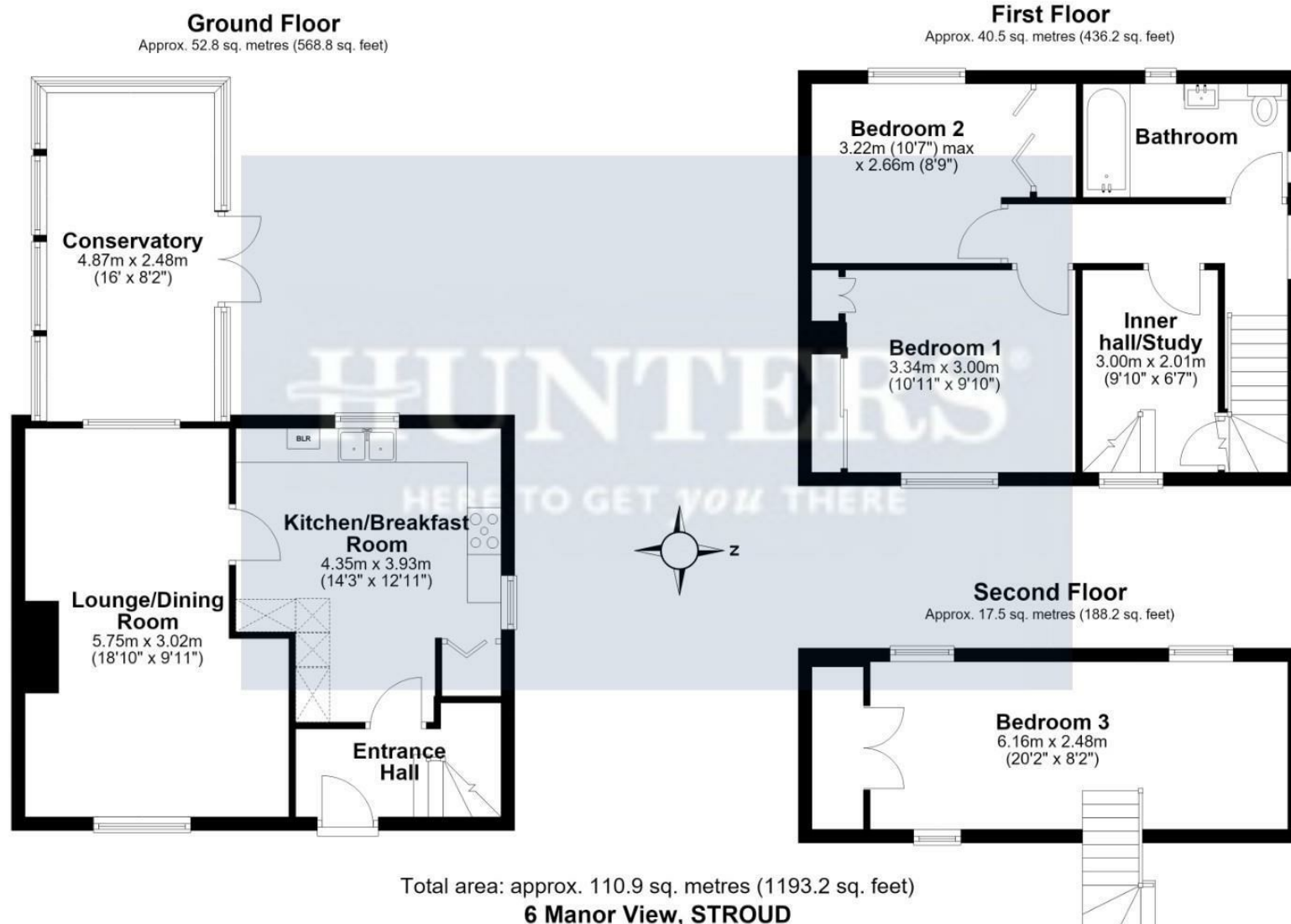
6 Manor View contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website."

AML CHECKS

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'

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.



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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