



HUNTERS[®]
HERE TO GET *you* THERE

New Street, King Stanley, Stonehouse | £375,000
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		81 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.

**** CHAIN FREE**** Hunters Estate Agents are delighted to offer this three bedroom semi-detached character home. This location allows for easy access to the shops and amenities of the village with countryside walks just up the lane. The property comprises of an porch, entrance hall, sitting room, dining room & kitchen/breakfast room to the ground floor. The first floor has two bedrooms and the family bathroom. The top floor has the main bedroom with en-suite. Further benefits include log burner, gas central heating, double glazing and a lovely rear garden. An ideal family home in the heart of the village.

SITUATION

The village of Kings Stanley benefits from a range of amenities including a Co-op with post office and two good schools with good access to the motorway also close by. Stonehouse is approximately a mile distant and offers a good range of shops and amenities within its level High Street with primary and secondary schools also within the vicinity. Stonehouse railway station offers a direct line to London (Paddington). Junction 13 of the M5 motorway is approximately two miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

PORCH

Wooden framed entrance door & windows.

ENTRANCE HALL

Stairs to first floor with storage beneath and a radiator.

SITTING ROOM

12'4" x 10'7"

UPVC double glazed windows to front, radiator, phone point, wooden flooring, Stovax Huntingdon multi-fuel stove, picture rail and archway into...

DINING ROOM

12'9" x 10'5"

UPVC double glazed window to side, radiator, wooden flooring and archway into Sitting room.

KITCHEN/BREAKFAST ROOM

14'4" x 11'8"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, built-in oven & hob, space for fridge/freezer, tumble dryer & washing machine, plumbing for dishwasher, splashback tiling, wall-mounted Worcester boiler, UPVC double glazed windows & door to rear and space for table & chairs.

FIRST FLOOR LANDING

Stairs to top floor and a UPVC double glazed window to front.

BEDROOM TWO

12'7" x 10'5"

UPVC double glazed windows to front and a radiator.

BEDROOM THREE

12'9" x 10'7" max

UPVC double glazed windows to rear, radiator and wooden flooring.

BATHROOM

Low level WC, pedestal wash basin with mixer tap, panelled bath, splashback tiling, vinyl flooring, radiator and a UPVC double glazed & frosted window to rear.

TOP FLOOR LANDING

BEDROOM ONE

17'8" x 13'5"

UPVC double glazed windows to side, Velux window, radiator, door into en-suite and access to loft space.

EN-SUITE

Low level WC, sink with mixer tap, shower cubicle, shower off mains, splashback tiling, vinyl flooring and extractor fan.

EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include patio area, outside tap, gated side access, fence/brick borders, shed, various bedding areas with planting and vegetable patch.

The front is laid to stone chippings and has gated access to the front.

TENURE

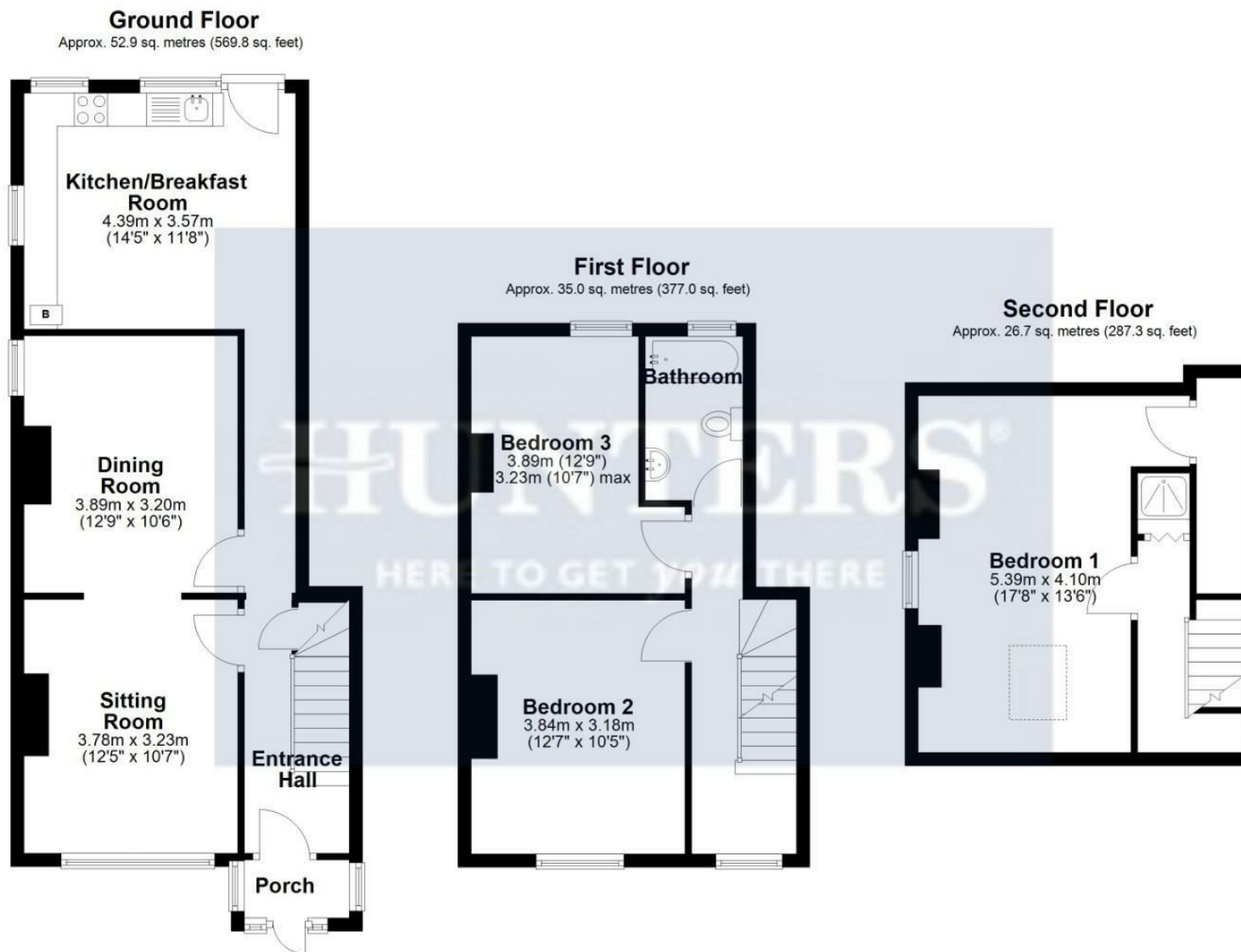
Freehold

COUNCIL TAX BAND

The council tax band is 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.



Total area: approx. 114.6 sq. metres (1234.0 sq. feet)

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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