

TG

SALES & LETTINGS



Selwyn Close, Ryeford, Stonehouse Gloucestershire GL10 3LH

£425,000

- 4 Double Bedroom Family Home
- 3 Reception Rooms
- Family Bathroom and En-suite
- Parking for 2 Cars
- Terraced Rear Gardens
- Sought After Cul-De-Sac
- PV Solar Panels
- Great Access for Local and National Road and Rail Links

The Property

TG Sales and Lettings are thrilled to present this substantial 4-bedroom terrace home, boasting bright and spacious accommodation throughout, with off road parking for two cars, terraced gardens to the rear and PV roof panels offering savings on energy bills. Set in an edge of village location, Selwyn Close is a highly sought after cul-de-sac, with properties rarely coming to the market, and offers great access to the village amenities of Kings Stanley and the town of Stonehouse with its fantastic road and rail links.

A lawned frontage sets the house back from the road, with the front door welcoming you into a hallway. Doors lead to the living room, kitchen and WC and stairs lead to the first floor. The living room is bright and well-proportioned and is semi-open plan to the dining room allowing for natural light to flow through. Accessed from both the dining room and hallway, the contemporary kitchen has part tiled walls, wood effect flooring and is fitted with high gloss wall and base units with wood effect worksurfaces. Integral appliances include gas hob and hood, oven, microwave and dishwasher. There is a useful utility room with space for a washing machine and fridge/freezer, and from here a door leads into the games/hobby room, converted from what was previously the garage, with independent access from the front.

Upstairs can be found four double bedrooms served by stylish family and en-suite shower rooms.

Outside the rear gardens have been terraced to provide level lawned and paved areas for children to play, or to sit and enjoy drinks/al fresco dining, all enclosed by wood panel fencing. A tarmac drive to the front offers private parking for two cars. The house has had PV solar panels installed for energy efficiency.



Situation

The property is situated on the outskirts of the village of King's Stanley. Local facilities include a Co-op, sports club, village hall and pub. Stonehouse town offers further shops, post office, pubs, primary and secondary schools, and benefits from the train station which is on the main line to London Paddington. The M5 is also easily accessible providing easy access to Gloucester, Cheltenham and Bristol.

Directions

SATNAV postcode GL10 3LH

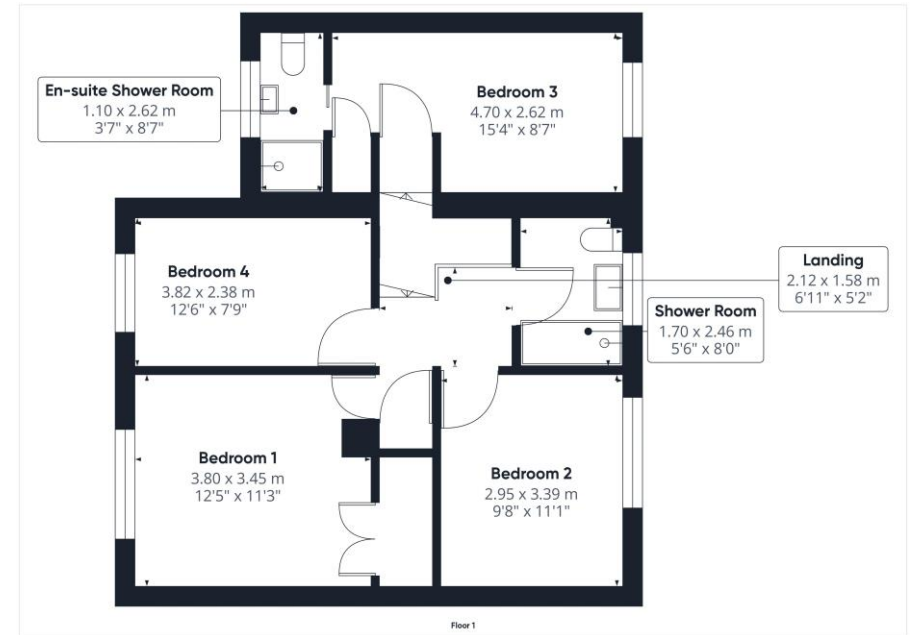
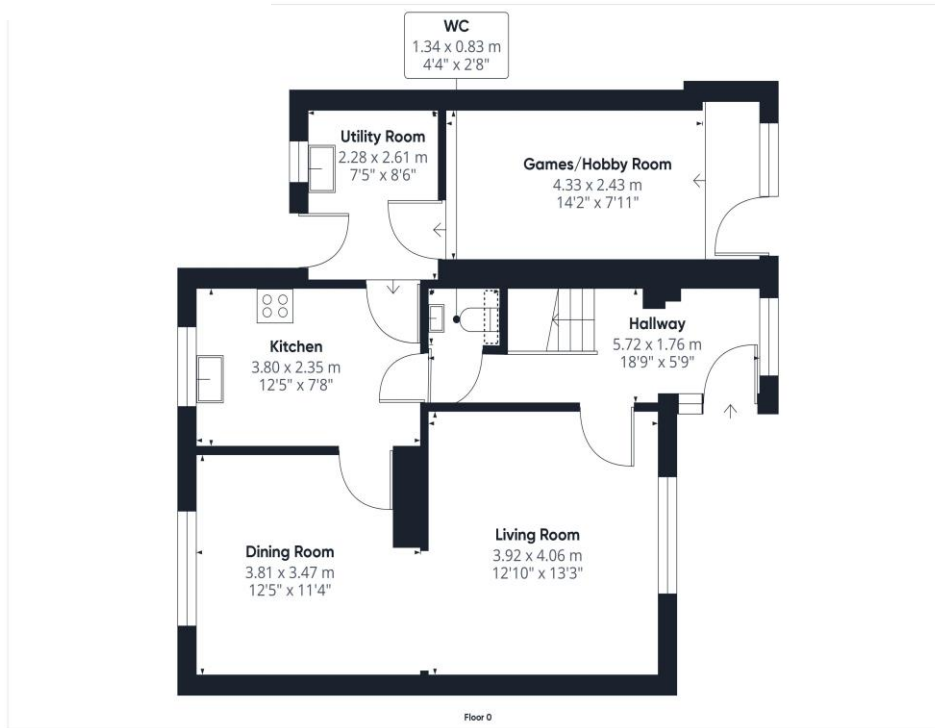
Tenure Freehold

Local Authority Stroud District Council

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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