



**Coldwell Lane, Kings Stanley GL10 3PS**

**£359,950**



# Coldwell Lane, Kings Stanley GL10 3PS

• End terrace house • Two double bedrooms and a single • Two reception rooms • Front, side and rear garden • Garage with one parking space • Far reaching views towards the Forest of Dean • Chain free • Freehold • Council tax band B (£1,631.27) • EPC rating D60

**£359,950**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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## Entrance Hall

uPVC door to entrance hall and double-glazed windows either side. Access to ground floor accommodation and stairs rising to the first floor. Radiator.

## Living Room

uPVC double-glazed window to front elevation. Gas fire with back boiler. Radiator.

## Sitting/Dining Room

uPVC double-glazed dual aspect windows to front and rear elevation and sliding doors to side garden. Two radiators.

## Kitchen

uPVC double-glazed window to front elevation and access to the lobby leading to the rear garden. Range of wall and base units with four ring electric hob, oven and stainless steel sink with mixer tap and drainer. Space for washing machine and freestanding fridge/freezer. Radiator.

## Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, shower cubicle and wash hand basin. Radiator.

## Bedroom One

uPVC double-glazed window to rear elevation. Airing cupboard. Radiator.

## Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

## Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath. Radiator.

## Outside

The property has off road parking for one vehicle in front of the garage. The property is accessed via steps and has a front garden laid to lawn with shrub borders creating some privacy. The front garden wraps round the side to meet the rear garden. There is a patio space to the side of the property, ideal for alfresco dining. The rear garden is mostly laid to lawn with an additional patio space and summer house. There is an additional section of garden which would make an ideal allotment space. There are far reaching views to the front of the property and open countryside to the rear.

## Location

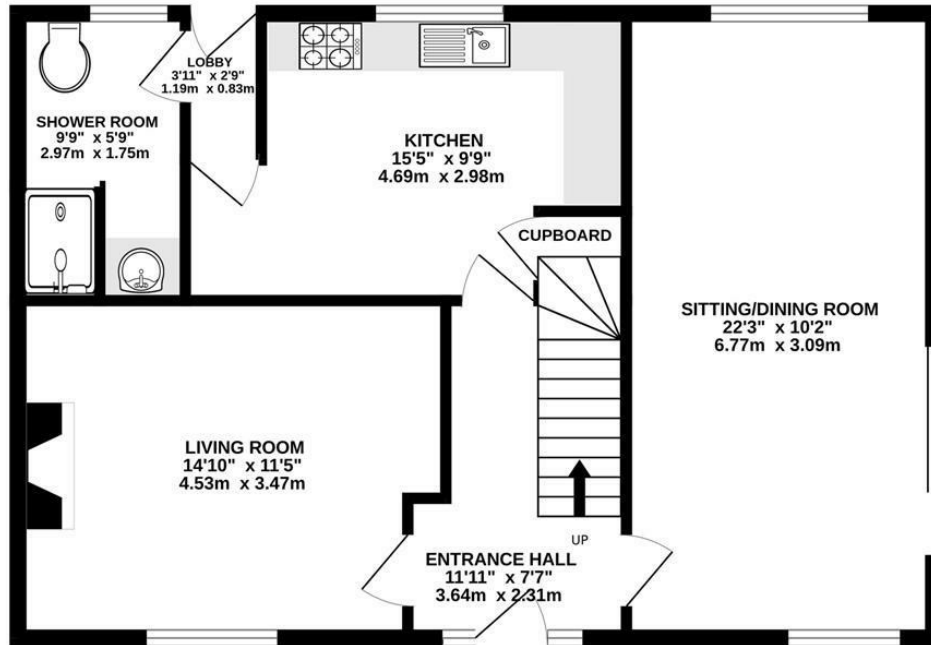
The village of Kings Stanley provides a village store, Post Office, primary school, village hall and pub. Buses give access to Stroud and Gloucester. Nearby Stonehouse town offers further eateries and amenities. Stonehouse train station is on the main line to London Paddington and the M5 is also easily accessible, providing easy access to Gloucester, Cheltenham and Bristol.

## Material Information

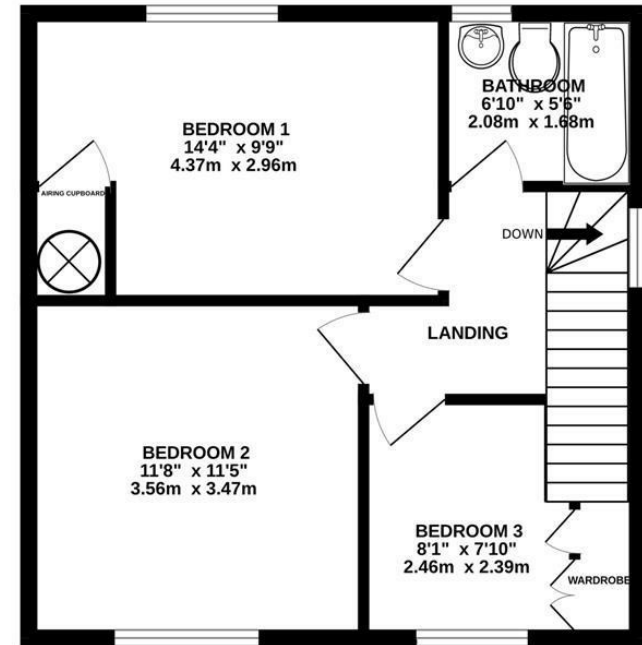
Tenure: Freehold.  
Council tax band: B.  
Local authority and rates: Stroud District Council - £1,631.27 (2023/24).  
Electricity supply: mains.  
Water supply: mains.  
Sewerage: mains.  
Heating: gas central heating.  
Broadband speed: 6 Mbps (basic) and 80 Mbps (superfast).  
Mobile phone coverage: EE, Three, O2 and Vodafone.



**GROUND FLOOR**  
674 sq.ft. (62.6 sq.m.) approx.



**1ST FLOOR**  
453 sq.ft. (42.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1126 sq.ft. (104.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

