



Beldair Villas, Haresfield GL10 3ED

£365,000



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• Semi-detached house • Three bedrooms • Open plan living/diner • Well-proportioned accommodation • Enclosed rear garden • Overlook local playing fields • Sought after village location • Freehold • Council tax band D (£2,219.93) • EPC rating E50

£365,000



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

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Entrance Hall

Wooden door to lobby area and additional door to entrance hall. Access to dining room.

Living Room

uPVC double-glazed window to front elevation. Fireplace. Opening to dining room. Radiator.

Dining Room

uPVC double-glazed window to rear elevation. Access to kitchen and stairs rising to the first floor. Two storage cupboards. Radiator.

Kitchen

uPVC double-glazed window to rear elevation and uPVC door to patio space. Range of wall and base units with appliances to include double oven, four ring electric hob, integrated undercounter fridge, integrated undercounter freezer and stainless steel sink with drainer and mixer tap. Radiator.

Utility Room

uPVC double-glazed window to rear elevation. Washing machine and tumble dryer.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, walk in shower, wash hand basin and heated towel rail. Airing cupboard.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

Outside

The property has driveway parking for two vehicles and overlooks the local playing field. The rear garden can be accessed via the kitchen or

the side gate. It is mostly laid to lawn and benefits from an array of greenery and plants. The garden also has a patio space and gravelled area. There is a storage shed.

Location

The village of Haresfield is nestled at the foot of the Cotswold escarpment and Haresfield Beacon. The village has a pub, church and an excellent primary school. It is conveniently located for transport links such as Junction 12 of the M5 motorway which is 1.8 miles away and provides access to Gloucester, Bristol and Cheltenham. Stonehouse High Street is approximately 4 miles away and also provides local facilities and amenities to include a Co-op with a Post Office, several restaurants, primary and secondary schools and Stonehouse train station which has a main line to London (Paddington Station – 1.5 hours).

Material Information

Tenure: Freehold.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,219.93 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

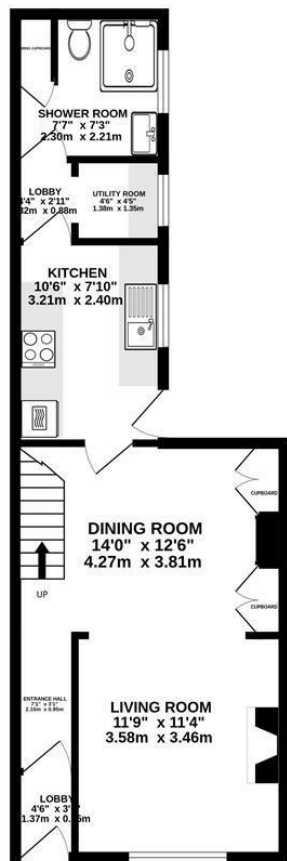
Heating: oil fired.

Broadband speed: 6 Mbps (basic), 80 Mbps (superfast) and 940 Mbps (ultrafast).

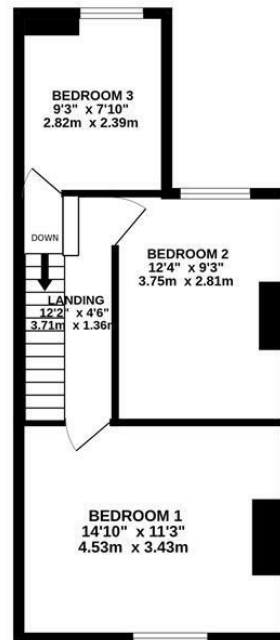
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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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