



Elm Close, Kings Stanley GL10 3LE

£332,000



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• Semi-detached house • Three/four bedrooms • Well-proportioned accommodation throughout • Garage and off-road parking • Close to good schools • Sought after village location • Chain free • Freehold • Council tax band C (£1,864.31) • EPC rating D61

£332,000



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

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Entrance Hall

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

Living Room

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear garden. Feature fireplace. Radiator.

Kitchen

uPVC double-glazed windows to front and side elevation. Range of wall and base units with appliances including oven, four ring electric hob and sink with mixer tap and drainer. Space for fridge/freezer, washing machine and dishwasher. Access to garage and shower room.

Dining Room

uPVC double-glazed window to front elevation. Radiator.

Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin, corner shower cubicle and heater towel rail.

Bedroom One

uPVC double-glazed window to front elevation with far reaching views. Mirrored wardrobes. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three

uPVC double-glazed windows to front and rear elevation. Radiator.

Bedroom Four/Dressing Room

uPVC double-glazed window to front elevation with far reaching views. Access to bedroom three. Radiator.

Bathroom

Double-glazed Velux window. Low-level WC, wash hand basin bath with shower over and heated towel rail.

Outside

To the front of the property there is off-road parking for two vehicles and a front garden laid to lawn. The rear garden is fully enclosed and mostly laid to lawn with an array of greenery and shrubs, including a pear tree. There is also a decking area off the living room and a concrete space ideal for alfresco dining. The garage can be accessed via the front and rear garden.

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: C

Local authority and rates: Stroud District Council - £1,864.31 (2023/24).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

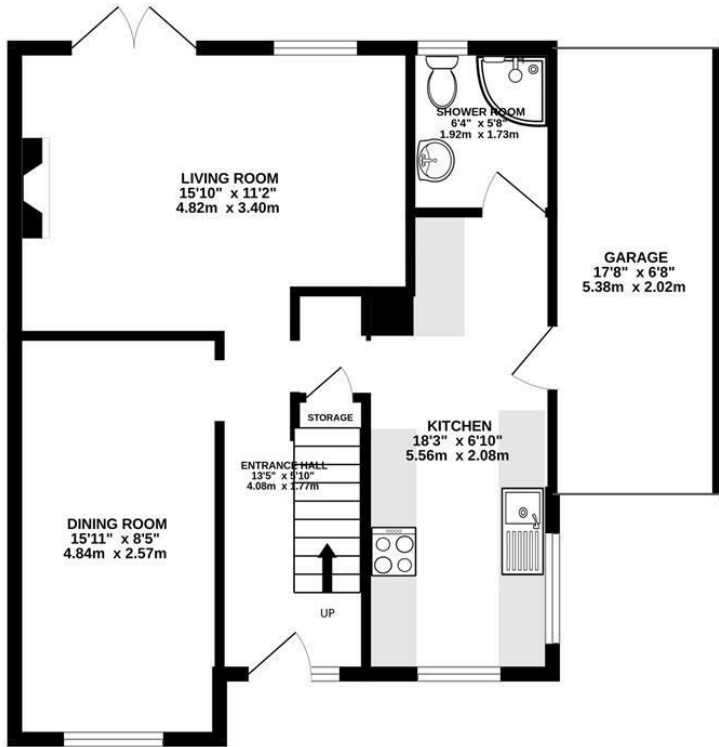
Heating: gas central heating.

Broadband speed: 13 Mbps (basic), 80 Mbps (superfast) and 1000 Mbps (ultrafast)

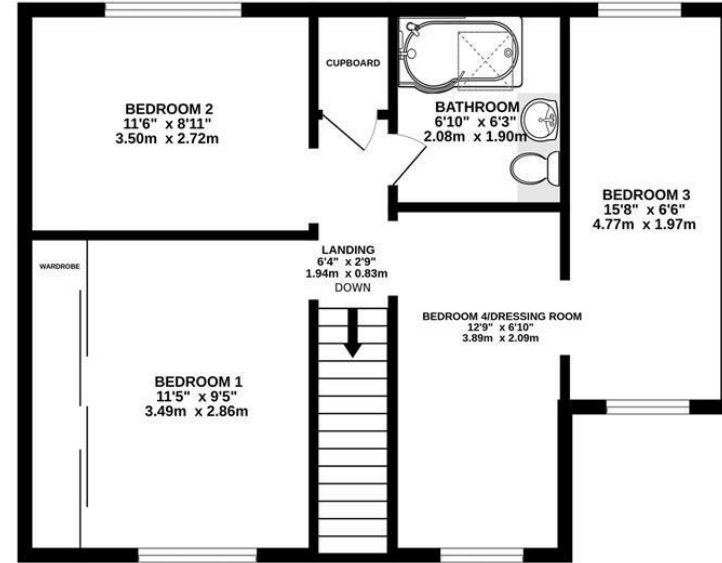
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.6 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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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.

