



**Elm Close, Kings Stanley GL10 3LE**

**£360,000**



## Elm Close, Kings Stanley GL10 3LE

• Detached bungalow • Two double bedrooms • Open plan living space • Finished to a high standard throughout • Enclosed rear garden • Driveway parking for one vehicle • Good transport links • Freehold • Council tax band C (£1,957.65) • EPC rating D64



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

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**£360,000**

### Entrance Hall

uPVC door to entrance hall. Access to accommodation. Storage cupboard with boiler and storage cupboard with plumbing for washing machine. Radiator.

### Open Plan Living Space

Two uPVC double-glazed windows to front elevation. Range of wall and base units with breakfast bar and appliances to include sink with mixer tap and drainer, eye level double oven, four ring induction hob, integrated dishwasher and integrated fridge/freezer. Electric fire. Radiator.

### Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Storage units surrounding bed with electrics. Radiator.

### Shower Room

uPVC double-glazed window to side elevation. Low-level WC, vanity sink unit, corner shower cubicle and heated towel rail.

### Outside

To the front of the property there is driveway parking for one car. There is also a front garden laid to lawn with shrubs and gated access leading to the garden. The rear garden benefits from a storage area that houses the bins and a shed. The garden is fully enclosed and terraced.

The low-maintenance garden is laid to artificial lawn and composite decking with lights in. There is a pergola covered area ideal for alfresco dining.

### Location

The village of Kings Stanley provides a village store complete with 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 - £1,957.65 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

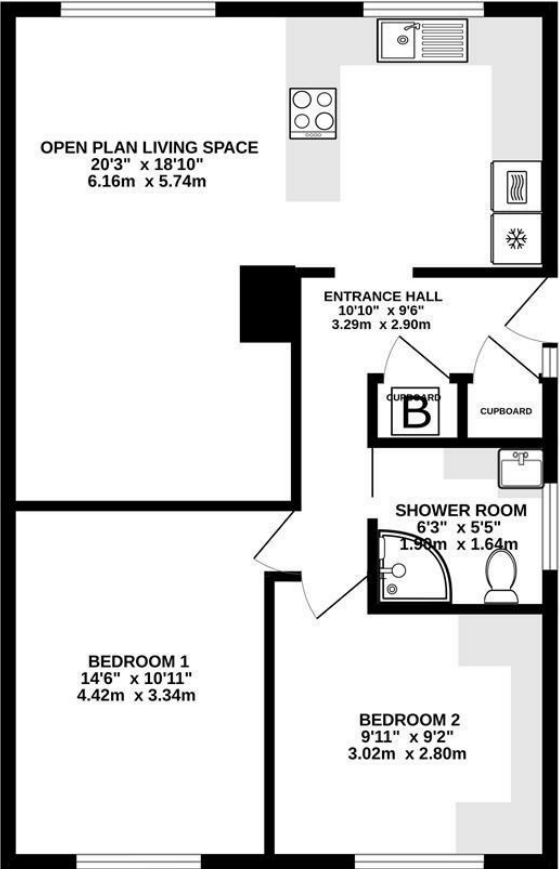
Heating: gas central heating.

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

Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone (Limited).



GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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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