



**Borough Close, Kings Stanley GL10 3LJ**  
**£425,000**





## Borough Close, Kings Stanley GL10 3LJ

• Detached house • Four good size bedrooms • Light and airy accommodation • Enclosed rear garden with summer house • Driveway parking for two vehicles • Garage with power and light • Sought after location in Kings Stanley • Freehold • Council tax band E (£2,691.76) • EPC rating C70

**£425,000**



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

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**

### Porch

uPVC door to porch and wooden door to hallway. Double-glazed windows surrounding.

### Entrance Hall

uPVC double-glazed window to front elevation. Access to ground floor accommodation. Storage cupboard with boiler and plumbing for washing machine and additional under-stairs storage. Stairs rising to the first floor. Radiator.

### Living Room

Two uPVC double-glazed windows to rear garden and one uPVC double-glazed window to side elevation. Two radiators.

### Kitchen/Diner

uPVC double-glazed window to front and side and uPVC double-glazed door to rear garden. Range of wall and base units with integrated appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring gas hob, oven and fridge/freezer.

### Cloakroom

Low-level WC and wash hand basin. Radiator.

### Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to front elevation. Storage cupboard. Radiator.

### Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

### Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin, bath with waterfall shower over and heated towel rail.

### Outside

The property has driveway parking for two vehicles. There is also a front garden laid to lawn. The rear garden has side access and is fully enclosed. There is a lawned area that leads to an additional space, this currently houses chickens. The patio is a great place to entertain and has a summer house. The garage (4.99m x 2.86m) has an up and over door and power and light.

### 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: E.

Local authority and rates: Stroud District Council - £2,691.76 (2024/25).

Electricity supply: mains.

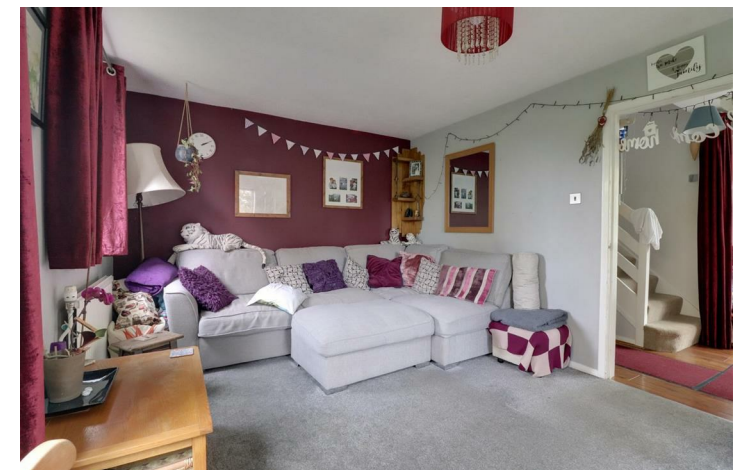
Water supply: mains.

Sewerage: mains.

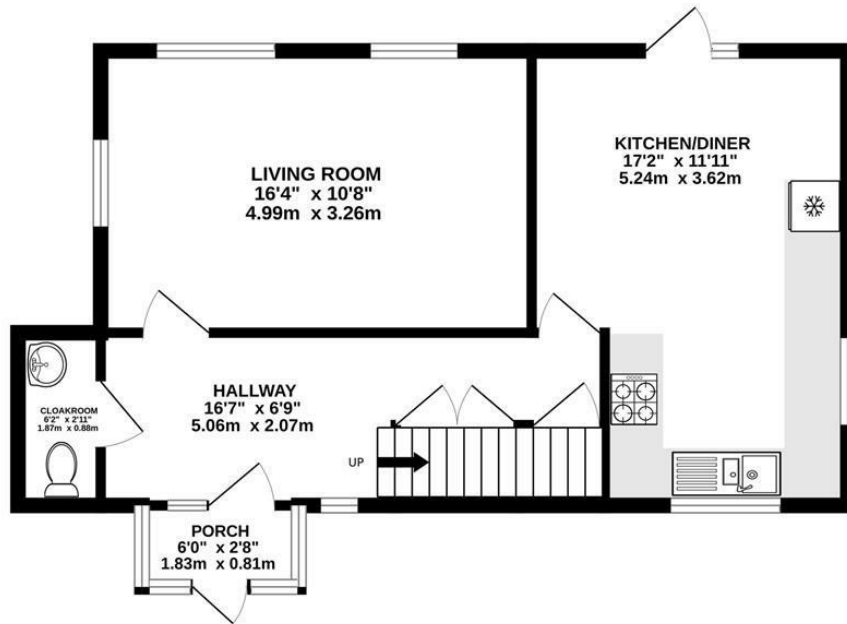
Heating: gas central heating.

Broadband speed: 7 Mbps (basic), 75 Mbps (superfast) and 1000 Mbps (ultrafast).

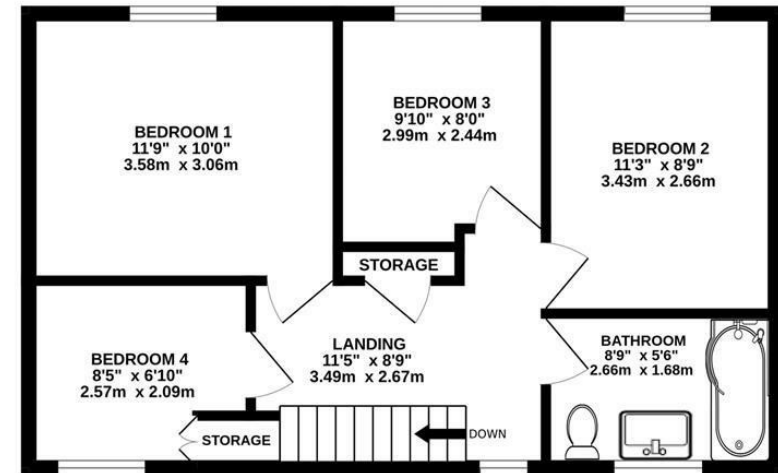
Mobile phone coverage: EE, Three, O2 and Vodafone.



**GROUND FLOOR**  
528 sq.ft. (49.1 sq.m.) approx.



**1ST FLOOR**  
489 sq.ft. (45.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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.

Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

