



SALES & LETTINGS





Selwyn Close, Ryeford, Stonehouse  
Gloucestershire GL10 3LH

**Offers In Excess Of £400,000**

- **\*\*CASH BUYERS/DEVELOPERS ONLY\*\***
- 3 Bedrooms and Large Lounge/Dining Room
- Kitchen
- Utility
- Bungalow
- Large Garage
- Beautiful Gardens
- No Onward Chain

**The Property**

TG Sales are pleased to present this well-maintained 3-bedroom detached family home located in a peaceful cul-de-sac on the outskirts of King's Stanley village. The property benefits from its quiet location and provides excellent access to the mainline railway station in nearby Stonehouse and the M5 motorway.

Upon entering the property, you'll step inside a spacious reception hall that provides access to all the rooms. To your right, there are double doors leading into a large L-shaped lounge and dining area with dual aspect windows. Adjacent to this, you'll find a well-proportioned kitchen with an opening that leads to the utility room. The utility room has a personal door that provides direct access to the garden. The property has three double bedrooms, a bathroom, and a separate cloakroom, all rooms are located on the same level.

The double garage, which benefits from both power and light, is situated below the main house, externally the garden is to all sides of the property, with a patio to the side.

**AGENT'S NOTE:** This property requires significant ground works; a structural engineer's report and builder's quote are available to serious applicants.



**Situation**

The property is situated on the outskirts of the village of King's Stanley. Local facilities include a Co-op, sports club, village hall and hairdresser. Stonehouse town offers further shops, post office, pubs, primary and secondary schools, and benefits from the train station which is on the main line to London Paddington. The M5 is also easily accessible providing easy access to Gloucester, Cheltenham and Bristol. The beautiful Cotswold Way runs above the village, accessed via a network of local farmer's fields.

**Directions**

**SATNAV postcode GL10 3LH**

**Tenure Freehold**

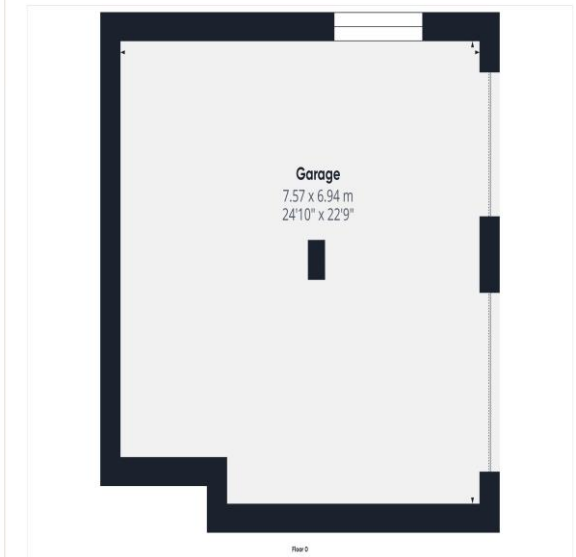
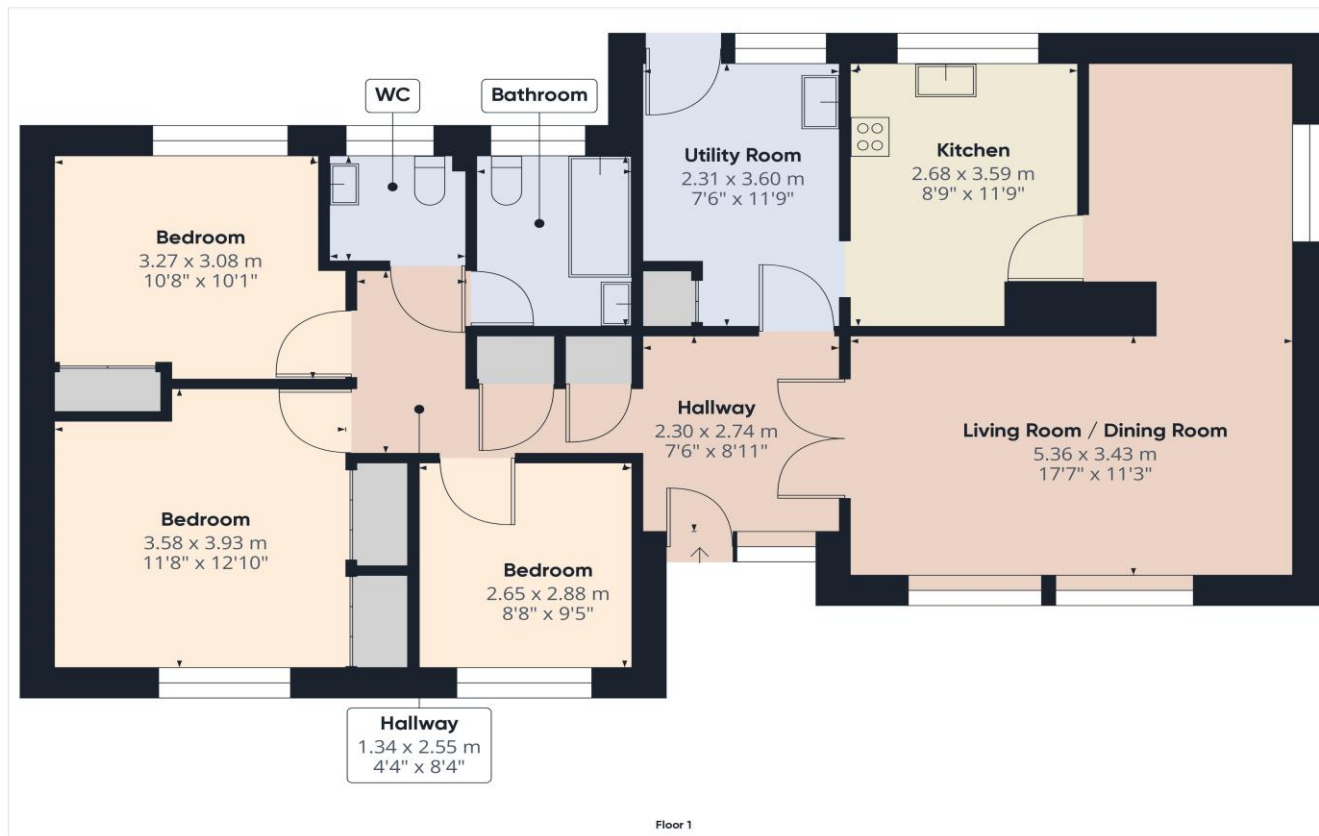
**Local Authority Stroud**

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

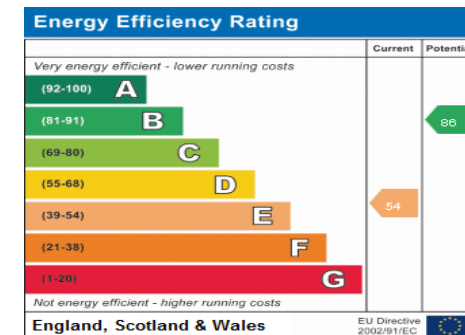
**Council tax band E**







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