



## 1 Vick Close, Stonehouse, Stroud, Gloucestershire, GL10 3RB

£1,500 Per Month

- New Build
- En-suite to primary bedroom
- Open plan living
- Note: Photos are of the show home next door. The final finishing touches may differ
- Solar Panels
- Two off road parking spaces (One EV charger)
- EPC Rating A
- Four Bedrooms
- Enclosed garden with shed
- Council tax band: TBC (New Build)

# THE KINGSTON

Plots 11 – 12a, 16 – 18, 27, 28, 32, 33, 34, 38, 39, 44 & 45

Predicted Energy Assessment

ENERGY EFFICIENCY RATING

92

ENVIRONMENTAL IMPACT (CO2)

90

A contemporary 4 bedroom home with 2 parking spaces.  
Bi-fold doors to lounge to allow open plan living, utility room, dressing room and en-suite.

## GROUND FLOOR

### Kitchen / Dining

5.29m max (inc. kitchen units) x 3.44m max  
(17' 4" x 11' 3")

**Lounge** 4.39m (max) x 3.16m (max)  
(14' 4" x 10' 4")



## FIRST FLOOR

### Bedroom 2

4.40m x 3.14m (14' 5" x 10' 3")

**Bedroom 3**

3.10m x 2.45m (10' 2" x 8' 0")



### Bedroom 4

2.50m x 1.86m

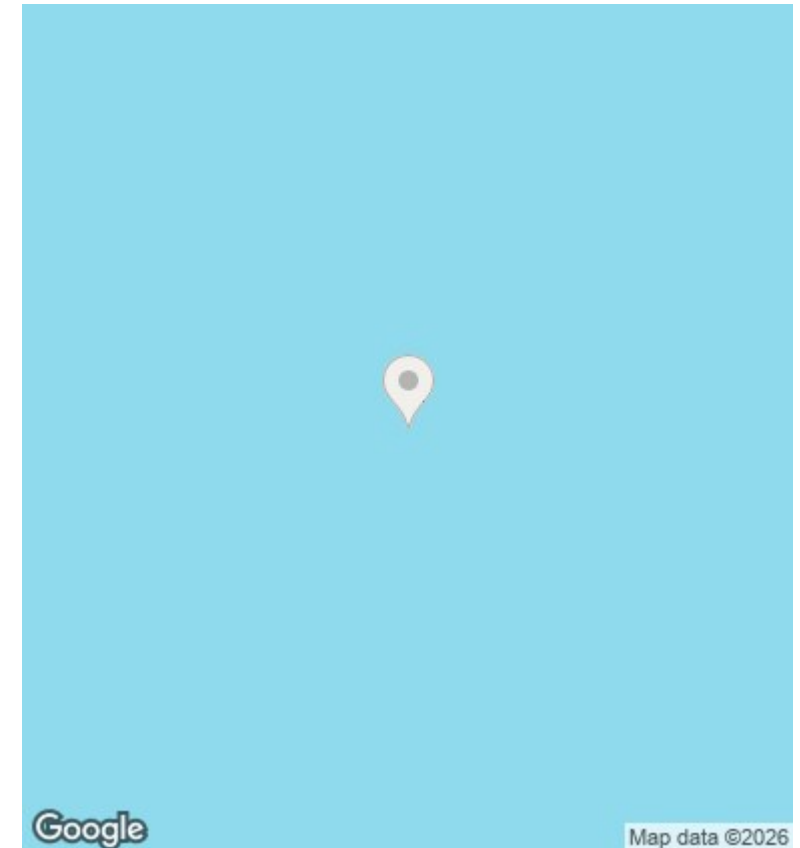
(8' 2" x 6' 1")



## SECOND FLOOR

### Bedroom 1

5.30m (max) x 3.53m



## Directions

## Viewings

Viewings by arrangement only. Call 01453 833847 to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>	92	
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	