

hunter  
french



14 Hillesley Road, Kingswood, Gloucestershire GL12 8RU

An attractive two-bedroom mid-terrace cottage which is well presented throughout and accompanied by an enclosed rear garden. Offered to the market with no onward chain.

Situated in the ever-popular village of Kingswood, this formerly extended property, believed to date back to the 1800s, forms part of a row of cottages just a stone's throw away from the convenience store with a post office, a public house and the village hall.

A part-glazed wooden front door opens into the entrance porch which in turn leads into a welcoming sitting room. The sitting room has a window at the front, room for a collection of furniture and stairs to the far side rise to the first floor. The kitchen/dining room sits at the rear of the house and enjoys views out onto the enclosed rear garden. This inviting room, with stylish tiles and wood-effect flooring, has a fitted range of wall and base units with laminate work surfaces, a sink with a mixer tap and a breakfast bar. There is an integrated oven with an electric hob and extractor above, along with an under-counter fridge, dishwasher and space for a washing machine. The room also has a door leading out to the rear garden and there is ample room for a dining table and chairs.

Stairs from the sitting room rise to the first-floor landing. There are two bedrooms, both of which are well-proportioned double rooms. The bedroom to the front has built-in cupboards and access to the loft, which has a ladder, power, light and is boarded. The rear bedroom enjoys lovely views across the garden. The bathroom, with a Velux window, has a white suite comprising a bath with an overhead electric shower, a basin and WC.

The private, enclosed, low-maintenance rear garden provides a peaceful outdoor space. A paved patio with steps and a path runs through the centre, leading to a terrace area with established borders to either side, plus a summer house at the rear of the garden.

We understand the property is connected to all mains services: gas, electric, water (metered) and drainage. Council tax band B (Stroud District Council). The property is freehold.



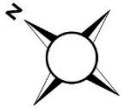
EPC – C (70)

### Situation

Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary school situated in the heart of the village, Kingswood is also in the catchment area for the highly regarded Katharine Lady Berkeley (KLB) secondary school which sits on the outskirts of Wotton-under-Edge.

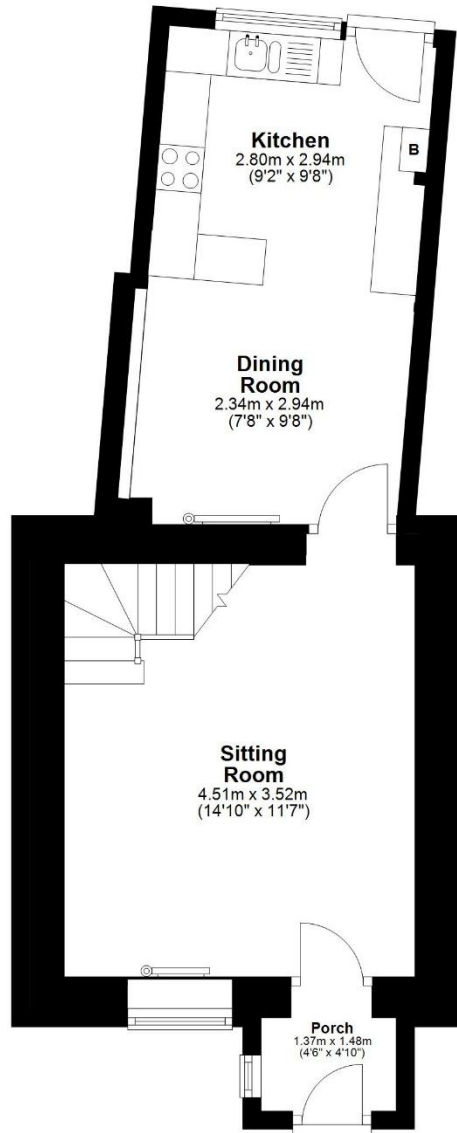
Guide Price £280,000





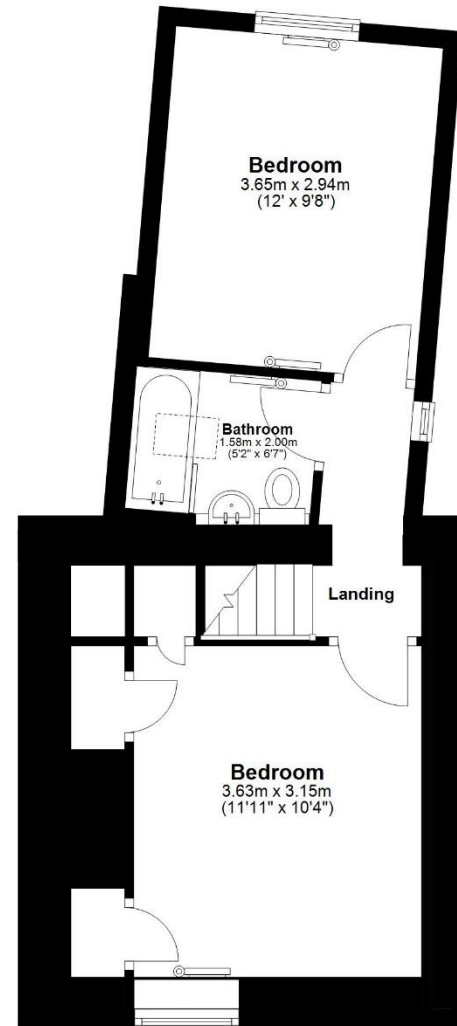
### Ground Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



### First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 68.4 sq. metres (736.3 sq. feet)