



2 Church Close, Stone, Berkeley, Gloucestershire, GL13 9LS

£225,000

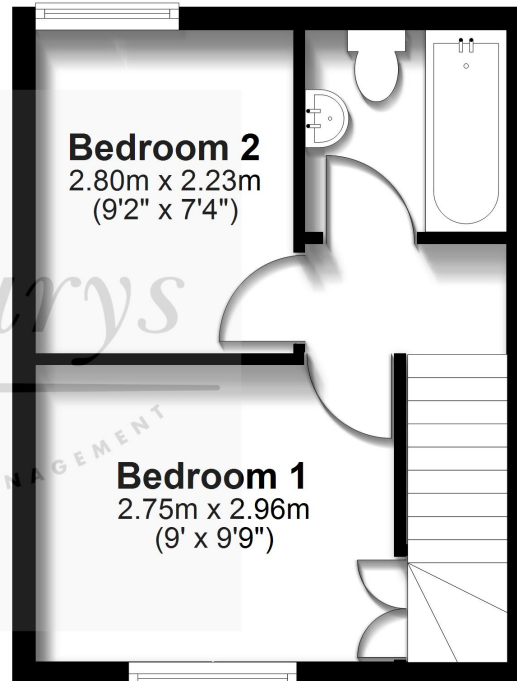
Ground Floor

Approx. 21.6 sq. metres (233.0 sq. feet)



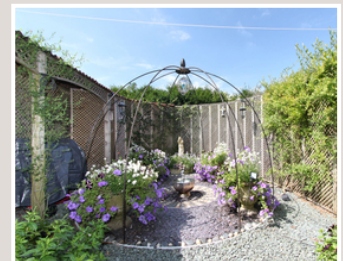
First Floor

Approx. 17.7 sq. metres (190.7 sq. feet)



Total area: approx. 39.4 sq. metres (423.8 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



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This modern semi-detached property would make an ideal first time buy or investment and is well presented throughout. It sits centrally in the village of Stone within walking distance of the popular primary school, church and local garage. The M5/junction 14 is within easy reach along with Falfield Village Store and Post Office plus The Huntsman Inn. The front garden is full of interest and colour, enclosed with a picket fence and gate with a pathway leading up to the front door. An enclosed entrance hall gives access to the open-plan lounge/diner with French doors to the garden and stairs to the first floor. The separate kitchen area has a window to the front, is well fitted with a range of units, integrated oven and hob plus a fridge/freezer. On the first floor are two bedrooms and the family bathroom. The rear garden has been designed by the current owner keen to create an outside space you can enjoy and relax in. A side pedestrian gate gives access to the shared driveway and two off-street parking spaces. Benefits include central heating and double glazing

Situation

The village of Stone is situated approximately 1 mile from junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There is a local primary school and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood. In nearby Falfield, approximately one mile away, is a general stores and post office and Thornbury with it's range of amenities is approximately 4 miles distance providing supermarkets, post office, restaurants and Leisure Centre/Golf Club

Property Highlights, Accommodation & Services

- Modern Semi-Detached Property
- Ideal First Time Buy Or Investment
- Central Village Location
- M5/Junction 14 Within Easy Reach
- Entrance Hall, Open Plan Lounge With Fitted Kitchen And French Doors To Garden
- Two Bedrooms On The First Floor And Family Bathroom
- Unique Rear Garden, Designed And Created By The Current Owner
- Two Off Road Parking Spaces
- Double Glazing, Central Heating

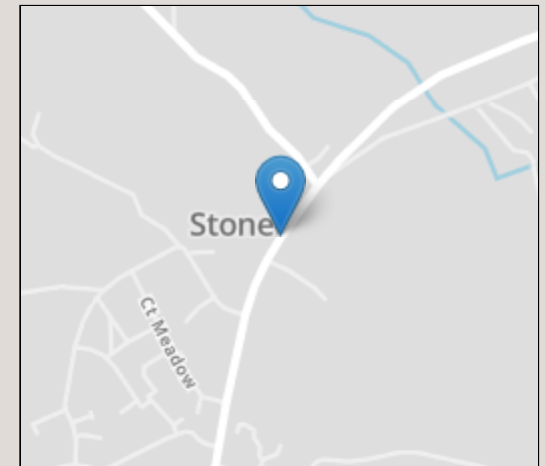
Directions

Heading north along the A38, once in the village of Stone look out for the Church on the left hand side. No 2 Church Close is a short distance further on the left hand side.

Local Authority & Council Tax - Stroud District Council - Tax Band B

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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