



1 Nursery Cottages, Church Street, Kings Stanley, Gloucestershire, GL10 3HX
£349,950

PETER JOY
Sales & Lettings



1 Nursery Cottages, Church Street, Kings Stanley, GL10 3HX

A Victorian semi detached home in the heart of Kings Stanley village, arranged over three floors and offering four double bedrooms and a good sized garden. In need of modernisation, the property presents a fantastic opportunity to create a wonderful family home. Offered CHAIN FREE

ENTRANCE LOBBY, 19' SITTING/DINING ROOM, KITCHEN, UTILITY, FOUR BEDROOMS, BATHROOM AND GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Set across three levels, this Victorian semi detached home offers spacious and flexible accommodation with great potential for modernisation. The entrance lobby opens into a generous 19' sitting/dining room, with a central staircase leading to the upper floors. To the rear is a kitchen with adjoining utility room and access to the garden. On the first floor, there are two double bedrooms, one overlooking the garden with lovely views over fields to the valley beyond plus a bathroom with separate shower. The top floor features two further double bedrooms, offering additional space for family, guests or home working. The house is being sold with no onward chain, presenting an exciting opportunity to update and make it your own.

Outside

The rear garden is fully enclosed and mainly laid to lawn, with side access from the front and several sheds along with a greenhouse at the far end, ideal for gardeners or additional storage. To the front of the property is a small gravelled area enclosed by a redbrick wall.

Location

The village of Kings Stanley benefits from a range of amenities and two good schools with straight forward access to the motorway also close by. Stonehouse is approximately a mile distant and offers a good range of shops and amenities within its level High Street with primary and secondary schools also within the vicinity. Stonehouse railway station offers a direct line to London (Paddington). Junction 13 of the M5 motorway is approximately two miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

Directions

From our Nailsworth office turn left along the A46 Bath Road in the direction of Stroud. Continue for approximately two miles passing the turning for Eros Close on your right. Turn left after Aldi on to Dudbridge Road. At the roundabout take the third exit and continue along the bypass. Turn left at the traffic lights for Ryeford and the Stanleys and drive into Kings Stanley. Pass the garage and the turning to Elmlea Road where Nursery Cottages can be found on the left hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



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Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft

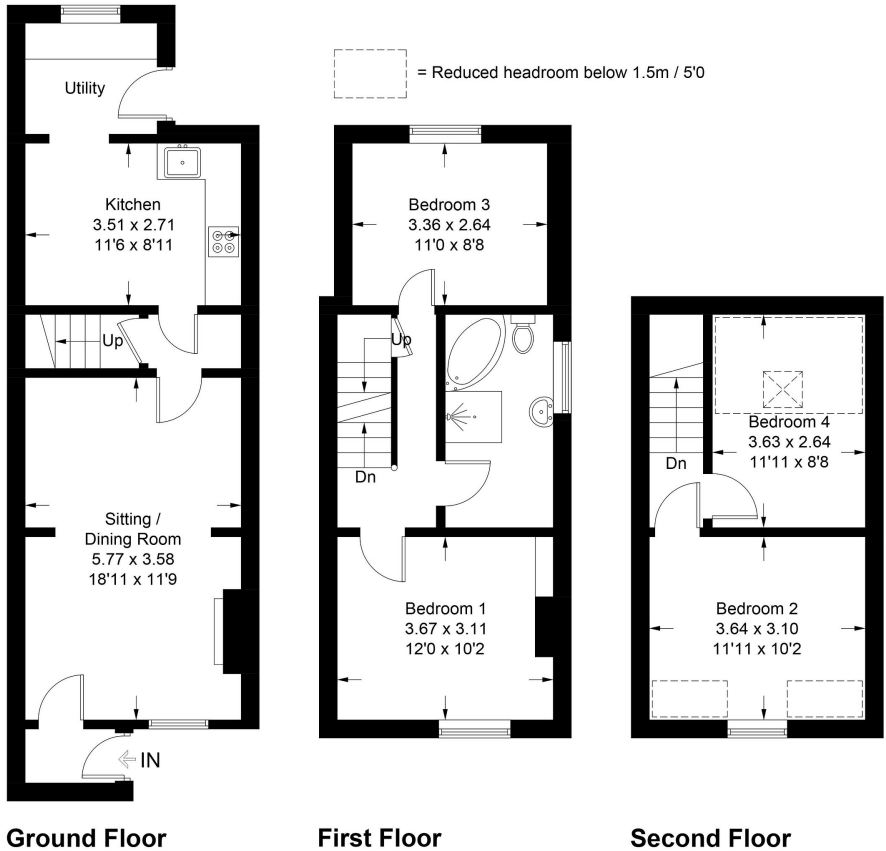
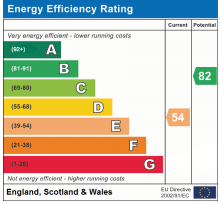


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212063)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.