



**Guildings Way, Kings Stanley,
Stonehouse, Gloucestershire, GL10 3LF
Price £228,000**

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An elevated three bedroom family home in need of some updating situated within a popular no through road in Kings Stanley. Two reception rooms, kitchen, side porch and bathroom. Outside you will find the enclosed garden, off road parking and single garage.

Sawyers Estate Agents are pleased to bring to the market this elevated three bedroom family home situated within a popular no through road in Kings Stanley. The accommodation in brief comprises: Entrance hall, living room, dining room, kitchen and side porch whilst upstairs on the first floor you will find the three bedrooms and bathroom. Benefits include double glazing (Where specified) and gas central heating. Outside you will find the enclosed garden, off road parking and single garage. The property required some updating and provides a great opportunity for someone to put their own stamp on it.

The property is located within the historic village of Kings Stanley where there are several small shops, Post Office, primary school, inn, a playground, sports field, hairdressers and Parish Church. An excellent selection of schooling is found in the area including state, independent and two grammar schools. There are train services at Stonehouse (2 miles) and Stroud (4 miles) that travel to London (Paddington) together with a train service from Cam & Dursley providing access to Bristol, Gloucester and Cardiff. Junction 13 of the M5 motorway is just 4 miles distant which gives access to Gloucester, Cheltenham, Bristol & Cardiff. A fabulous award winning farmers` market takes place on Saturday mornings in Stroud and the Cotswold Way runs along the lane to the front of the property.

ENTRANCE HALL

Double glazed door to front with double glazed side panel, stairs to first floor, storage cupboard, radiator and doors to kitchen and living room.

LIVING ROOM 3.7m (12'2") x 3.28m (10'9")

Double glazed window to front, radiator, television point, telephone point and opening to dining room.

DINING ROOM 3.57m (11'9") x 2.69m (8'10")

Double glazed patio doors to rear. Radiator. Door to kitchen.

KITCHEN 2.9m (9'6") x 2.4m (7'10")

Door to side, double glazed window to rear, range of fitted wall and base units complemented with contrasting work surfaces, stainless steel single drainer sink unit, tiled splash backs, space for cooker, plumbing for washing machine, space for fridge, under stairs storage. Radiator.

SIDE PORCH 4.11m (13'6") x 1.12m (3'8")

Door to side, window to front and window to rear. Space for freezer. Power and light.

FIRST FLOOR

LANDING

Double glazed window to side, access to loft and airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 3.72m (12'2") x 2.67m (8'9")

Double glazed window to front, radiator and built in wardrobe.

BEDROOM TWO 2.91m (9'7") x 2.69m (8'10")

Double glazed window to rear, radiator and built in wardrobe.

BEDROOM THREE 2.71m (8'11") Max x 2.41m (7'11")

Double glazed window to front, radiator and over stairs storage cupboard.

BATHROOM 2.44m (8'0") x 1.68m (5'6")

Double glazed window to rear, suite comprising bath with shower over, low level WC and wash hand basin set within vanity unit. Tiled walls. Radiator.

OUTSIDE

FRONT

Driveway providing off road parking and access to the garage. Steps and path lead to the front door. Garden mainly laid to lawn with flower and shrub borders.

SINGLE GARAGE

Up and over door, door to side, power and light.

REAR

Enclosed garden terraced over two main levels providing a generous patio/seating with steps leading up to the lawn with flower and shrub borders. Outside tap.

SELLING AGENT

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FREE VALUATION

If you have been impressed with our service and would like to know the value of your own home and to hear what separates us from our competitors, please call us on 01453 751647 or email us at info@sawyersestateagents.co.uk for a free valuation.

Local Authority

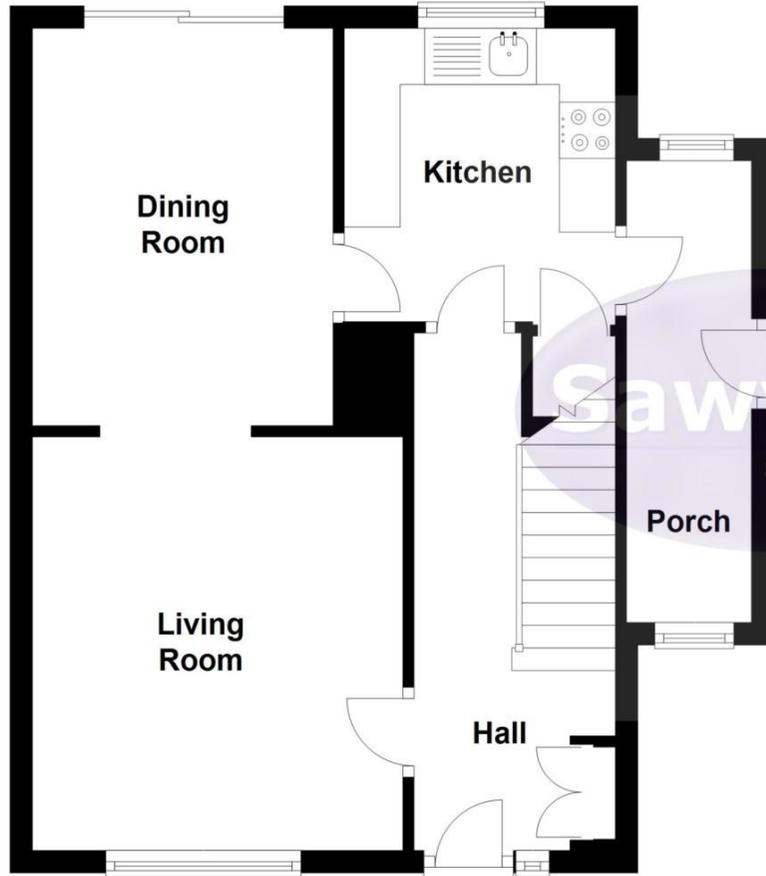
Stroud District Council - Band C

Directions

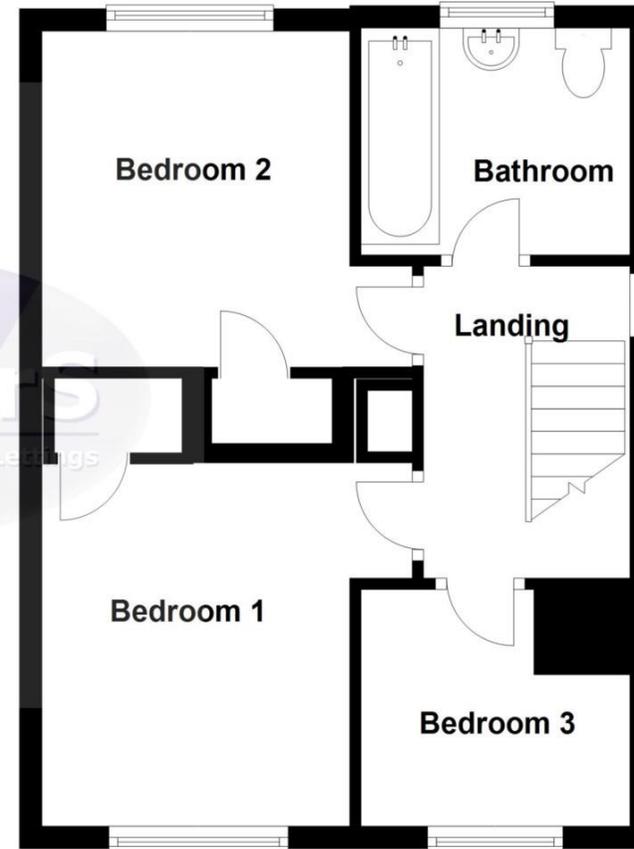
Leave Stroud via the A419 Ebley bypass heading towards Stonehouse, at the traffic lights turn left into Ryeford Road sign posted Kings Stanley/Leonard Stanley. Continue along St Georges Avenue. Turn left into Elmlea Road follow the road around to the left then bear right. Turn left into Guildings Way, where the property will be located on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A			(92 Plus) A		
(81-91) B		87	(81-91) B		86
(69-80) C			(69-80) C		
(55-68) D	65		(55-68) D	60	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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