



SawyerS
Sales & Lettings

Hilltop, The Street, Kingscourt,
Stroud, Gloucestershire, GL5 5DN
Price £175,000

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A modernised and neatly presented one bedroom Cotswold stone cottage set within this choice elevated position with breathtaking views.

Benefits include gas central heating and double glazing (Where specified).

Raised border to front and rear courtyard area and rear courtyard area. No Chain.

A modernised and neatly presented one bedroom Cotswold stone cottage set within this choice elevated position with breathtaking views. The accommodation briefly consists entrance porch, sitting room and kitchen to the ground floor whilst upstairs on the first floor you will find the double bedroom and bathroom. Please note, the cottage has no parking nor any readily available nearby. No Chain.

Amenities: - Rodborough Common, together with its neighbour Minchinhampton Common some 600 acres of common land vested in the National Trust, is designated as an Area of Outstanding Natural Beauty where opportunities for walking, golf and equestrian activities are readily available. Local amenities are accessible in the towns of Minchinhampton, Stroud and Nailsworth with a wide selection of recreational facilities, individual shops and supermarkets. Stroud holds an award-winning Farmers' Market every Saturday. Education within the area is excellent and includes Beaudesert Park Preparatory School, Wycliffe College, Cheltenham Ladies' College and Cheltenham College, and Grammar Schools at Stroud High School for Girls & Marling School for boys. Access to the M5 motorway is available from J13 at Eastington, with Cheltenham, Gloucester, Cirencester, Bath and Bristol all within easy driving distance. A mainline intercity rail service to London (Paddington) is available from Stroud or Kemble.

Entrance Porch

Glazed door to front, window to front, window to side, door to sitting room.

Sitting Room 4.42m (14'6") x 3.25m (10'8")

Double glazed window to front, stairs to first floor, fireplace with Cotswold stone surround, under stairs storage, two radiators and television point.

Kitchen 3.24m (10'8") x 1.62m (5'4")

Double glazed door to side, double glazed window to front, double glazed window to rear. Access to roof space. Modern range of fitted wall and base units complemented with contrasting work surface over, stainless steel single drainer sink unit with mixer tap, tiled splash back, space for cooker, plumbing for washing machine, space for fridge/freezer and radiator.

First Floor

Landing

Double glazed window to rear, access to loft space, wall mounted combination boiler and airing cupboard with radiator.

Bedroom 3.37m (11'1") x 2.63m (8'8")

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

Bathroom

Double glazed window to rear. Bath with shower over, low level WC and pedestal wash hand basin. Tiled walls and radiator.

Outside

Front

Raised border to front and rear courtyard area Side access to rear.

Rear

Courtyard area.

Agents Note

The neighbouring property `Tower House` has right of way across the rear courtyard.

Selling Agent

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Local Authority

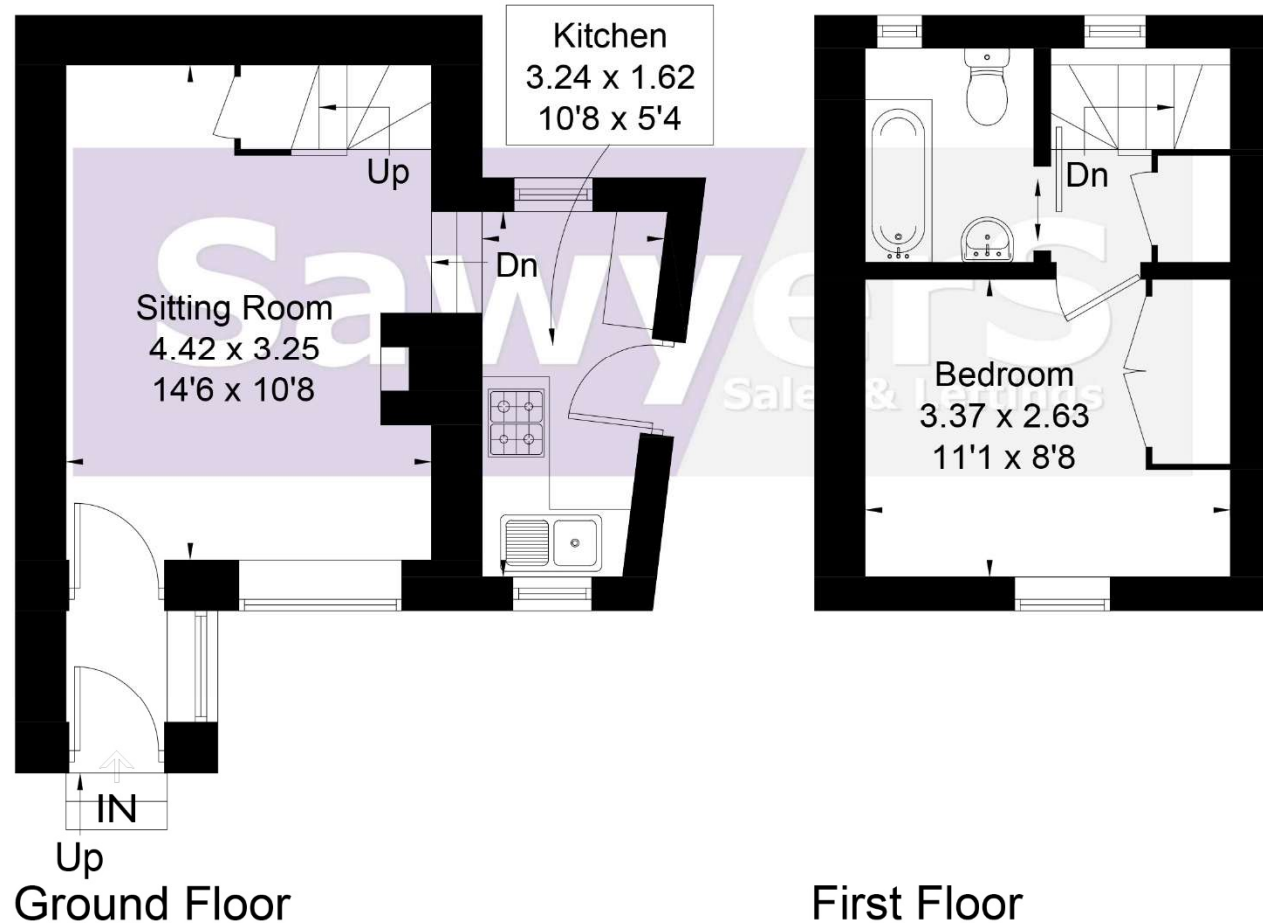
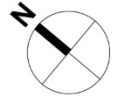
Stroud District Council - Band A

Directions

Sat NAV use: GL5 5DN (Please note this will take you to the front of the property, where there is no parking available)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A	62	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 38.1 sq m / 410 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 306179

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

