

SawyerS
Sales & Lettings

3 Woodland View, Castle Street, Kings Stanley,
Stonehouse, Gloucestershire, GL10 3JZ
Price £275,000

3 Woodland View, Castle Street, Kings Stanley, Stonehouse, Gloucestershire, GL10 3JZ

The property is a neatly presented terraced home, situated along a popular lane in the historic village of Leonard Stanley and enjoying a particularly favourable position. The property offers well balanced accommodation and a generous garden. Benefitting from double glazing and gas central heating, the property provides an excellent opportunity for buyers looking to create a home to their own taste, with scope for further improvement and personalisation. Offered to the market with no onward chain, the property also benefits from driveway parking and a useful utility/workshop space.

Accommodation

Arranged over two floors, the property is entered via an entrance hall with stairs rising to the first floor. The living room provides a comfortable reception space, featuring a living flame gas fire with decorative surround and dual aspect windows to the front and rear, allowing plenty of natural light throughout the day.

The kitchen is fitted with a range of wall and base units with drawer and door fronts, incorporating space for a gas cooker, plumbing for a washing machine and space for further appliances. A door leads through to the rear lobby, providing access to both the rear and side of the property, together with the useful utility/workshop space. The ground floor bathroom comprises a bath with shower over, traditional high level WC and wall mounted wash hand basin, with part tiled walls.

Upstairs, the first floor landing gives access to two well proportioned double bedrooms, both benefiting from dual aspect windows which allow for good natural light. The main bedroom also benefits from a built in storage cupboard positioned over the stairs, providing useful additional storage.

Design and Features

The property benefits from double glazing and gas central heating, providing a comfortable living environment. While requiring a degree of decorative modernisation, the property presents an appealing opportunity for purchasers looking to put their own stamp on a home and create a property suited to their individual tastes and requirements.

The combination of two generous double bedrooms, a comfortable reception room and useful additional utility/workshop space provides practical accommodation, while the generous gardens and driveway parking further enhance the property`s appeal. The property is offered to the market with no onward chain, allowing for a straightforward purchase.

Gardens and Grounds

The property enjoys generous garden, providing an appealing amount of outside space. The garden is principally laid to lawn and arranged over two levels, with a patio seating area providing a pleasant spot to sit and enjoy the surroundings. The garden is enclosed and further benefit from mature shrub borders and a garden shed, providing useful storage.

Parking

The property is approached via a gated driveway providing ample off road parking.

Location and Lifestyle

The property is situated within the historic village of Kings Stanley, a popular village location offering a range of everyday amenities including several small shops, a Post Office, primary school, inn, playground, sports field and Parish Church. The village enjoys a pleasant community atmosphere and provides convenient access to both Stonehouse Railway Station and the wider range of shops and amenities available in nearby Stonehouse and Stroud town centre.

Local convenience shopping is available at Spar and Co-op stores, with a Sainsbury`s supermarket situated a short distance away along the A419 on the western edge of Stroud.

Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the Five Valleys amidst the renowned Cotswold countryside. The town offers a blend of rich industrial heritage and contemporary amenities, with a bustling street market alongside town centre shopping, pubs, restaurants and bistros. The area is well served by excellent schools catering for all ages, together with a good local bus service. The M5 motorway provides convenient access to the larger cities of Gloucester, Cheltenham and Bristol, making the area well suited to those looking to commute.

Education and Connectivity

The area is well served by a selection of schools catering for all ages and abilities, with a primary school within the village and further educational facilities available in the surrounding towns and villages. Local bus services provide connections to nearby communities and the wider area, while Stonehouse Railway Station offers convenient rail connections for commuters and those travelling further afield.

The nearby M5 motorway provides access to Gloucester, Cheltenham and Bristol, offering convenient links for both business and leisure. The combination of village living, local amenities and transport connections makes Leonard Stanley an appealing location for those seeking a balance of rural surroundings and everyday convenience.

Material Information

Title Number: GR165242
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (8 Mbps) Superfast (80 Mbps) Ultrafast (10000 Mbps)

(This information is subject to change and should be checked by your legal advisor)

Anti-Money Laundering (AML)

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) & Sanction checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

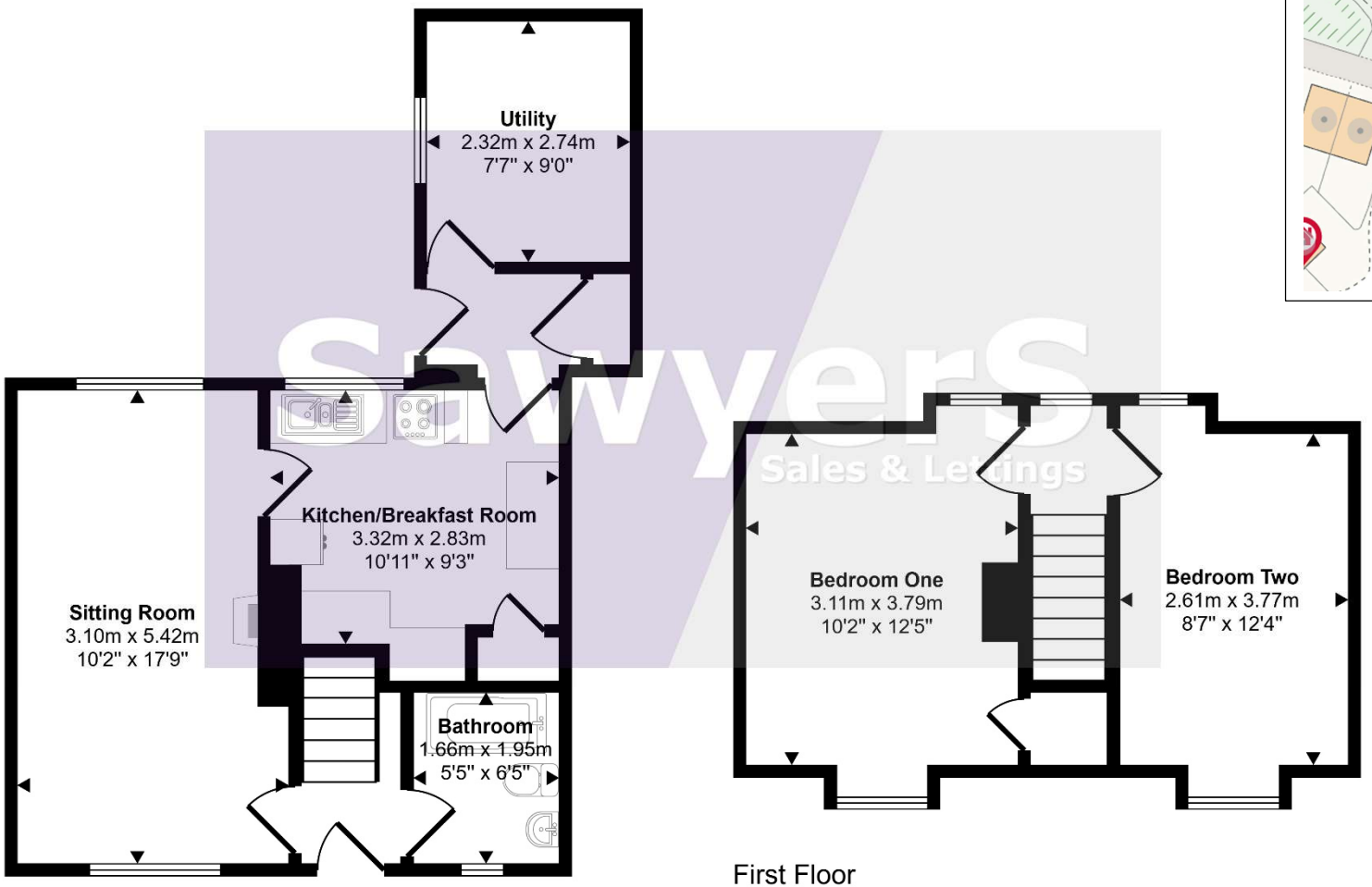
Selling Agent

Sawyers Estate Agents
01453 751647
info@sawyersestateagents.co.uk

Directions

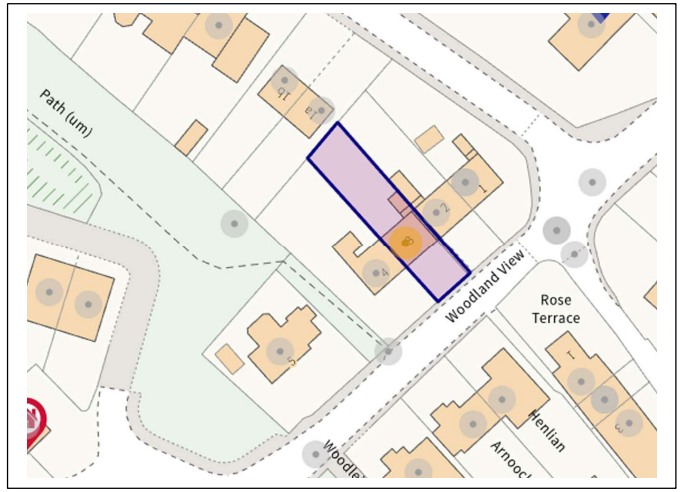
For SAT NAV use: GL10 3JZ

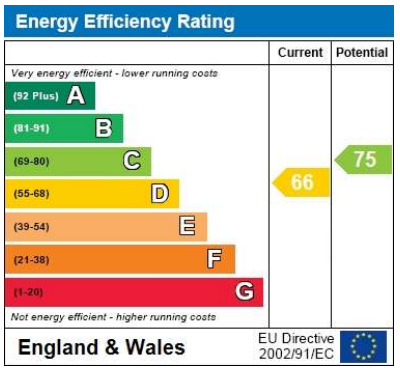
Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 28 sq m / 299 sq ft





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.







