



Fishers Way, Kingscourt GL5 3PP
£323,400



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• Mid-terrace house • Three bedrooms • Updated kitchen and bathroom • Lawned front garden and enclosed rear garden • Driveway parking for one vehicle • Walking distance to local amenities • Bought after location of Kingscourt • Freehold • Council tax band B (£1,808.39) • EPC rating D64



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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£323,400

Entrance Hall

uPVC double-glazed door to entrance hall. Access to kitchen/diner, living room and stairs rising to the first floor.

Living Room

uPVC double-glazed window to front elevation and uPVC double-glazed French doors to rear garden. Bio ethanol fire. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation, uPVC double-glazed door to front garden and uPVC double-glazed door to rear garden. Range of wall and base units with appliances to include stainless steel sink with mixer tap and drainer, eye-level double oven, four ring electric hob, integrated washer/dryer and integrated dishwasher. Space for fridge/freezer. Radiator.

Bedroom One

uPVC double-glazed windows to front and rear elevation. Radiator.

Bedroom Two

uPVC double-glazed window front elevation.

Bedroom Three

uPVC double-glazed window to front elevation.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Outside

The property benefits from both front and rear gardens. The

front garden is laid to lawn and has access to both the entrance hall and kitchen, there is one parking space at the front. The rear garden has a patio area with space for a table and chairs and a lawned area.

Location

The property is located near to many local amenities that include the well-regarded Rodborough Community Primary School and Gastrells School, local supermarkets such as Aldi and Sainsbury's. A wider range of facilities are available in nearby Stroud approximately a mile distant to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. There is also a nearby cycle path to both Nailsworth and Stroud as well as lovely local walks.

Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,808.39 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

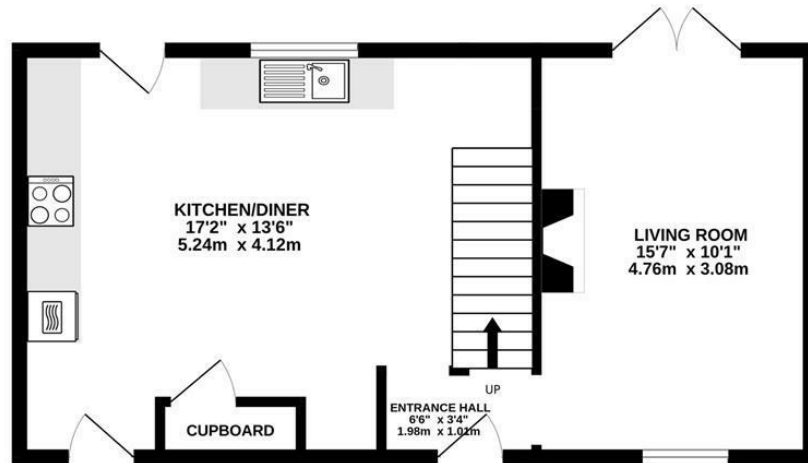
Heating: gas central heating.

Broadband speed: 5 Mbps (basic) and 45 Mbps (superfast).

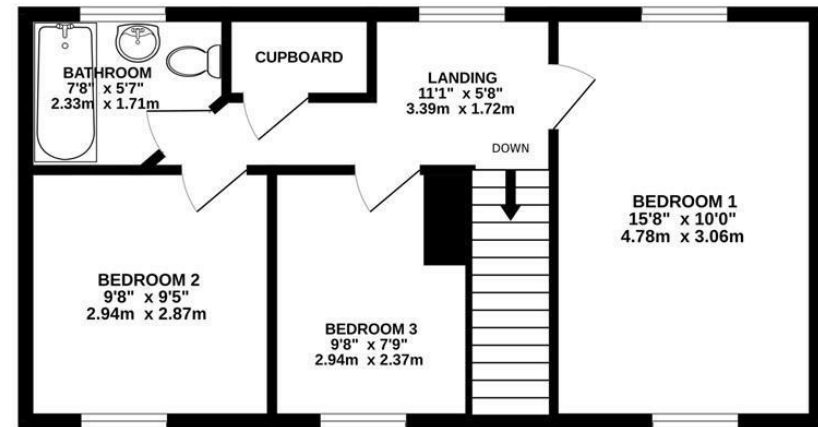
Mobile phone coverage: EE, Three (Limited), O2 and Vodafone.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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