



Guildings Way, Kings Stanley GL10 3LF
£290,000



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• Semi-detached house • Three bedrooms • Opportunity to add your own stamp • Enclosed rear garden with views over the Cotswold Way • Driveway parking for two vehicles and single garage • Sought after village location of Kings Stanley • Chain free • Freehold • Council tax band C (£2,054.33) • EPC rating C69

£290,000



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

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Entrance Hall

uPVC door to entrance hall and uPVC double-glazed window to front elevation. Access to cloakroom and living room. Electric heater.

Living Room

uPVC double-glazed window to front elevation and wooden French doors to dining room. Stairs rising to the first floor with under-stairs cupboard. Two radiators.

Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units to include stainless steel sink with mixer tap and drainer. Space for washing machine and fridge. Radiator.

Dining Room

uPVC double-glazed sliding doors to decking area. Radiator.

Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and wash hand basin.

Rear Lobby

Two uPVC double-glazed windows to rear elevation and door to garden.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Two storage cupboards. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Storage cupboard. Radiator.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and walk in shower. Radiator.

Outside

To the front of the property there is driveway parking for two vehicles and a single garage. The rear garden is fully enclosed and creates a peaceful space which overlooks the Cotswold Way and surrounding countryside. The garden is mostly laid to lawn whilst providing a patio area where you can sit and take in the views, as well as a raised decking area off the dining room.

Location

The village of Kings Stanley provides a village store complete with Post Office, primary school, village hall and pub. Buses give access to Stroud and Gloucester. Nearby Stonehouse town offers further eateries and amenities. Stonehouse train station is on the main line to London Paddington and the M5 is also easily accessible, providing easy access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Freehold

Council tax band: C

Local authority and rates: Stroud District Council - £2,054.33 (2025/26)

Electricity supply: mains

Water supply: mains

Sewerage: mains

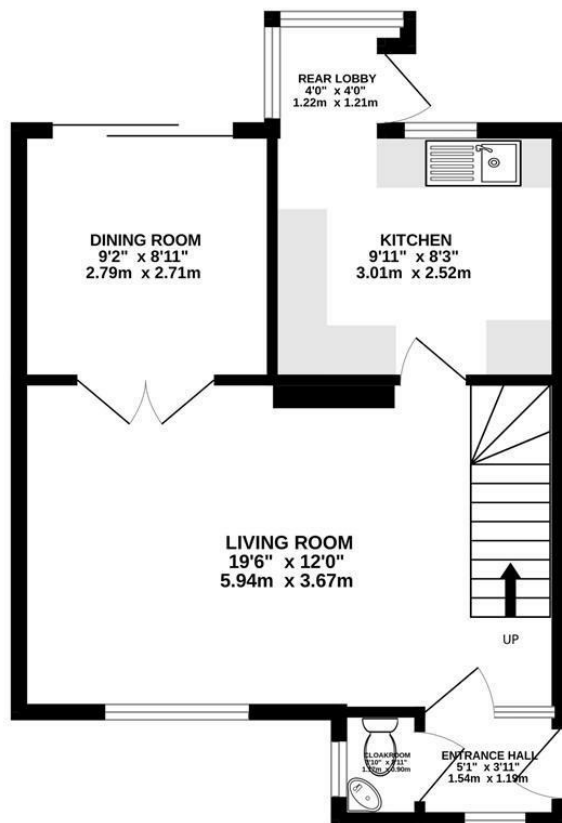
Heating: gas central heating

Broadband speed: 16 Mbps (basic), 60 Mbps (superfast) and 1,000 Mbps (ultrafast).

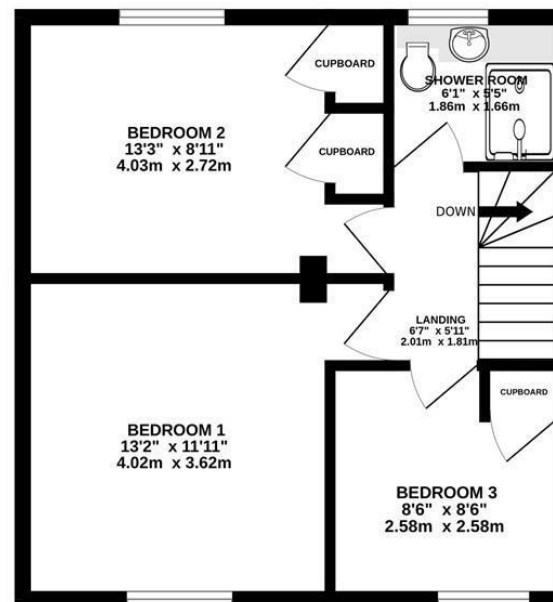
Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone (Limited).



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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