



Royston Cottages Church Street, Kings Stanley GL10 3HU

£305,000



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• Mid-terrace Victorian house • Two double bedrooms • Well-presented kitchen/diner extension • Sizeable accommodation throughout • Generous garden mostly laid to lawn with patio and decking area • Ample on street parking available outside and surrounding the property • Situated in the sought after village of Kings Stanley • Freehold • Council tax band C (£2,054.33) • EPC rating D64



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

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Porch

uPVC double-glazed door to porch and two uPVC double-glazed windows to front elevation. Access to living room.

Living Room

uPVC double-glazed window to front elevation. Access to kitchen/diner, storage cupboard and stairs rising to the first floor. Two radiators.

Kitchen/Diner

Two double-glazed Skylights and uPVC double-glazed bi-folding doors to rear garden. Range of wall and base units with double Belfast sink and integrated dishwasher. Space for a Rangemaster style oven and fridge/freezer.

Utility Room

Double-glazed Skylight. Low-level WC and wash hand basin. Worktop with space for washing machine and tumble dryer.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Feature fireplace. Radiator.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Storage cupboard. Heated towel rail.

Outside

The property has parking in front available on a first come first serve basis, there is also other local parking areas free to park. The rear garden is generous in size and mostly laid to lawn, there is a patio space off the kitchen with raised beds. At the bottom of the garden, there is a decking area with storage shed. The property benefits from views at the rear of local fields.

Location

The village of Kings Stanley provides a Co-Op, Post Office, primary school, village hall and pub. Regular buses give access to Stroud and Gloucester. The nearby town of Stonehouse includes a Co-op with a post office, eateries, a variety of shops, a building society and primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. A wider range of facilities are available in nearby Stroud 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. Junction 13 of the M5 motorway is easily accessible providing 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. The kitchen extension has underfloor heating.

Broadband speed: 10 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

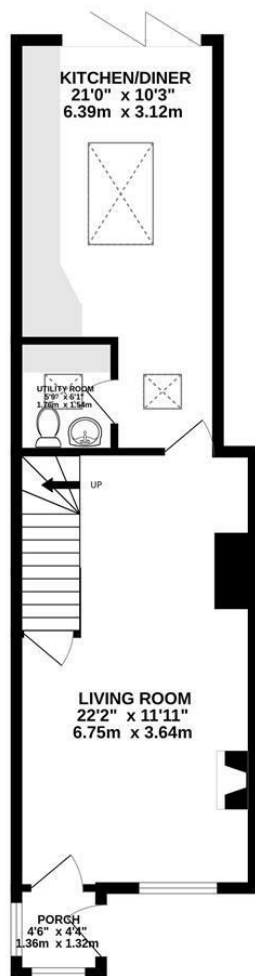
Mobile phone coverage: EE, Three, O2 and Vodafone.

Agents Note

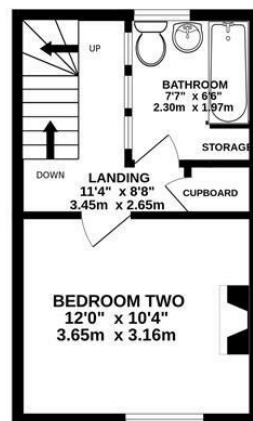
Number 1 has access over the garden of number 2 in order to reach the side path.



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



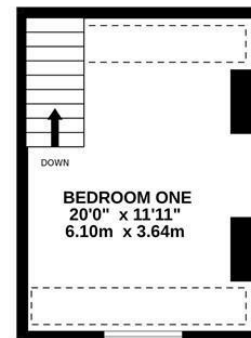
FIRST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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SECOND FLOOR
191 sq.ft. (17.7 sq.m.) approx.



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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

