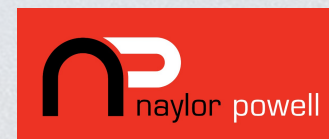




Stanley End, Selsley GL5 5JX
£215,000



Stanley End, Selsley GL5 5JX

• End-terrace cottage • Two double bedrooms • Character features throughout • Courtyard garden and one parking space for a small vehicle • Situated in the sought after village of Selsley with close proximity to the common • Opportunity to add your own stamp • Chain free • Freehold • Council tax band C (£2,054.33) • EPC rating D57

£215,000



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

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Porch

Wooden door to porch and wooden door to entrance hall. Two wooden single-glazed windows either side.

Living Room

Two uPVC double-glazed windows to side elevation and one uPVC double-glazed window to front elevation. Access to hallway and stairs rising to the first floor. Radiator.

Kitchen/Diner

Three wooden single-glazed windows to side elevation and wooden door to garden. Range of wall and base units with appliances to include sink with mixer tap and drainer and freestanding oven with four ring gas hob. Space for fridge/freezer and washing machine. Radiator.

Hallway

Access to cloakroom and kitchen. Radiator.

Cloakroom

Single-glazed window to side elevation. Low-level WC and wash hand basin.

Bedroom One

uPVC double-glazed window to side elevation. Radiator.

Bedroom Two

Two uPVC double-glazed windows to front and side elevation. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level

WC, wash hand basin and bath with shower over. Radiator.

Outside

There is one parking space for a small vehicle. The property has a courtyard garden with two storage sheds.

Location

The property is located in the sought after village of Selsley on the outskirts of Stroud with convenient access to local amenities. The popular Selsley common is within walking distance providing local countryside walks, as well as 'The Bell Inn' pub. Amenities in Stroud include a range of schools, supermarkets and newsagents, a leisure and sports centre, and an award-winning weekly farmers market. 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.

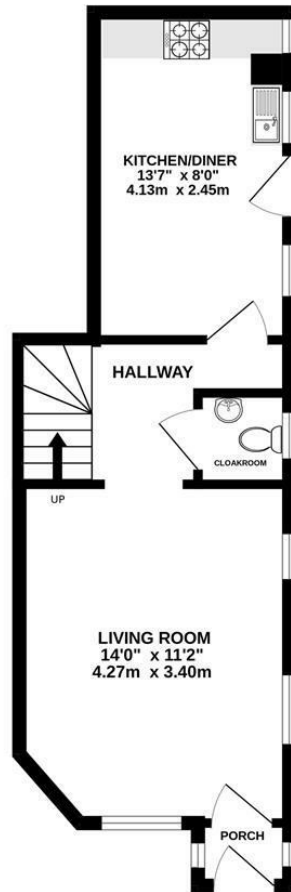
Heating: gas central.

Broadband speed: 11 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

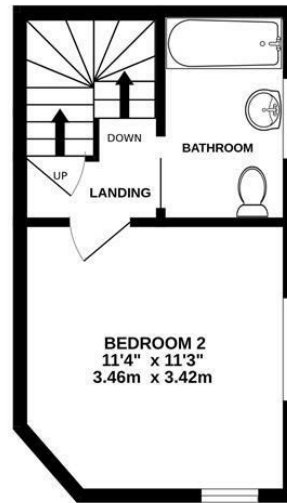
Mobile phone coverage: EE, Three, O2 and Vodafone.



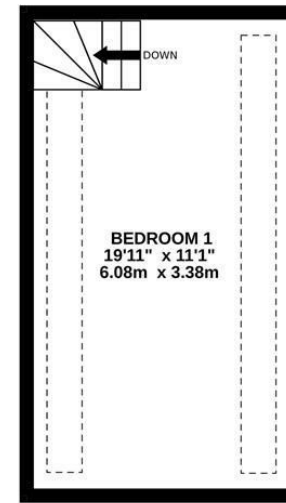
GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

