

Stanley End, Selsley GL5 5JX

£215,000

naylor powell

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• End-terrace cottage • Two double bedrooms • Accommodation split across three floors • Low maintenance courtyard garden and parking for one vehicle • Situated in the sought after village of Selsley with close proximity to Selsley Common and The Bell pub • Some recent renovations done by the current owner • CHAIN FREE • Freehold • Council tax band C (£2,157.59) • EPC D57

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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 kitchen and living room. Radiator

Bedroom One
uPVC double-glazed window to side elevation. Radiator.

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

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

Outside
There is one parking space for one 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 - £2,157.59 (2027/27).
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.

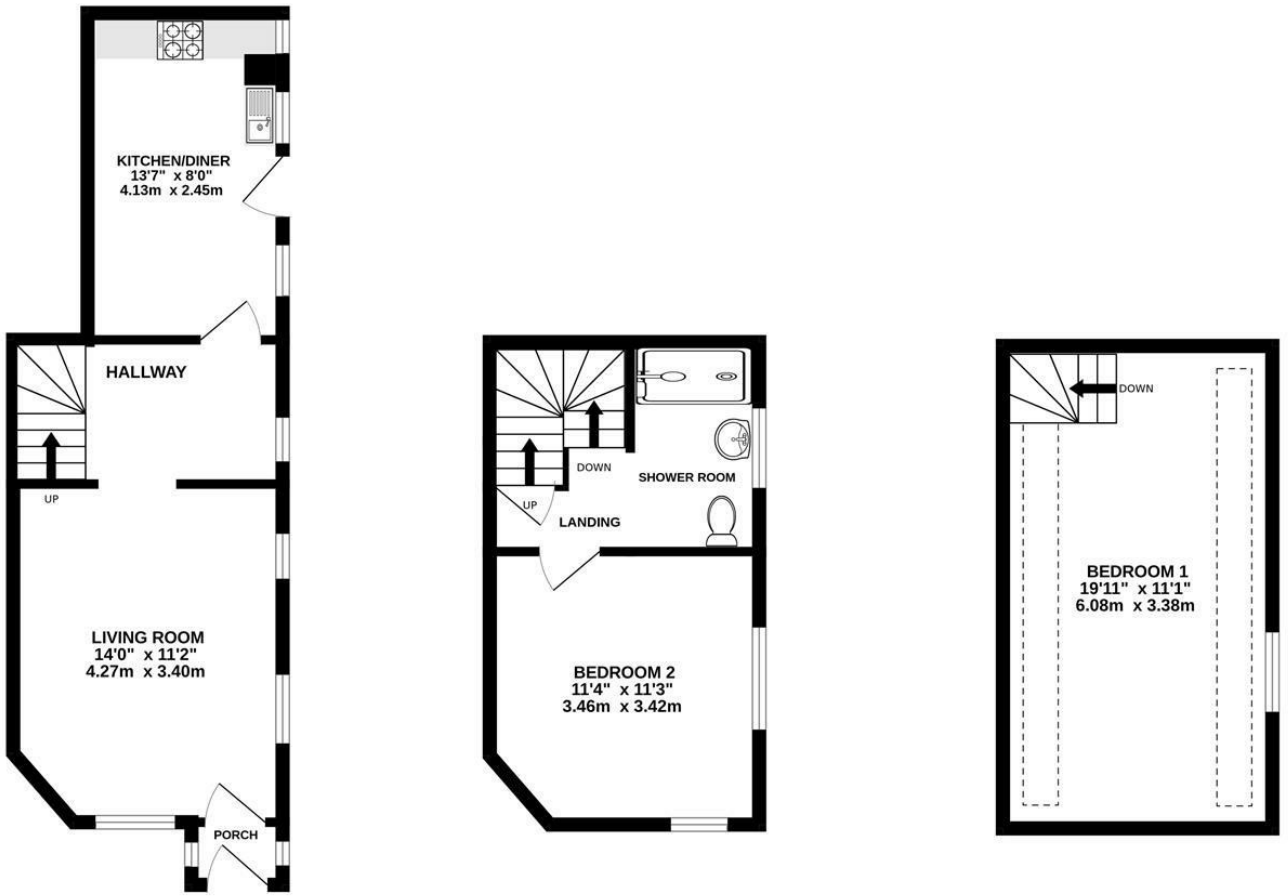




GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

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

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



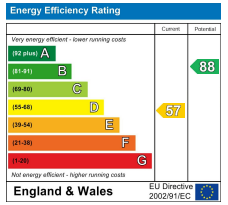
TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

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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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.



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