



**1 Stanleigh Terrace, Maisemore GL2 8HA**  
**£289,950**



## 1 Stanleigh Terrace, Maisemore GL2 8HA

• Extremely well presented two bedroom home • Stylish finish and open plan layout • Generous and mature rear garden measuring approx. 145 Ft • Village location • Great commuter access • Council tax band C (£1940.04 2025/26) • EPC (tbc)



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### Entrance hall

At the front of the home is the door leading into the hallway which has cloaks hanging space and window to side aspect. the hall opens up to the ground floor accommodation as well as the stairs which have a handy storage cupboard under.

### Living Room

Cosy yet generous space with attractive panelled feature wall and window to the front aspect.

### Kitchen

Extremely well appointed kitchen boasting a matching range of base and eye level units with solid oak worktops. There are integrated appliances to include, washing machine, dishwasher, microwave and electric oven, space for American style fridge freezer and wine cooler. There is a breakfast bar and one

and half bowl sink unit plus window to the side aspect. The kitchen opens up to the dining area creating a fabulous social and entertaining space as well as being very practical for day to day living.

### Dining Area

A large roof light along with bi folding doors allow in abundance of light with the doors also giving access to and outlook over the rear garden.

### First Floor Landing

There is a useful storage cupboard on the landing, doors to the bedrooms and bathroom plus a window to the side aspect.

### Bedroom One

Double room with dual aspect windows.

### Bedroom Two

Double room with window to front aspect.



## Bathroom

Modern finish with a white suite comprising panelled bath with direct feed shower attachment over head, vanity wash hand basin with storage and WC.

## Outside

At the front of the property is a gravelled driveway/parking area with space for two vehicles and a path to front door. Gated side access leads around to the rear garden which enjoys a decked area off the back of the house, ideal for al fresco dining, and a large expanse of lawn with raised beds and borders and a variety of mature fruit trees all enclosed by fencing. The garden measures approx.145 feet in length and offers vast potential for growing veg and enjoying the outdoors.

## Location

Situated north of the historic City of Gloucester on the west side of the River Severn, Maisemore provides its parishioners with the experience of countryside living alongside the convenience of being located 4 miles from the City Centre. With an active Village Hall, various country and riverside walks, an authorised Severn Bore site as well as local schooling and post office in the near by village of Hartpury 2 miles away. This rural location is ideal for families and those looking to enjoy the good life.

## Material Information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Tewkesbury Borough Council - £1940.04 (2026/27)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: Oil

Broadband speed: 5mb Superfast (FTTC) (FTTP) 1000mb Overall (Maximum) 1000mb

Mobile phone coverage: EE, Vodafone, O2







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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