

**Auction**

3 bed cottage to buy in GL5

Kingscourt Lane, Stroud, Gloucestershire,
GL5 3QR

£345,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Grade II* Listed Character Cottage
- ✓ Three Double Bedrooms
- ✓ Three Floors
- ✓ En-Suite

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

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Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure sale online bidding. Terms and conditions apply, starting bid £360000

A recently renovated Beautiful Grade II* listed cottage Offering an abundance of character and charm, featuring period features throughout such as an inglenook fireplace and exposed timbers this coupled with the traditional Cotswold stone construction really cements the property as part of history. This home comprises of a Lounge, Hall, kitchen diner on the ground floor, two double bedrooms and the Shower room on the first floor, and the main bedroom on the second floor with an en-suite shower room.

Outside - The property offers a private courtyard sized garden, with a range of wildflowers growing. There is a quaint patio area that is perfect for alfresco dining and to enjoy the period architecture of the cottage.

The main line railway station with intercity services connecting with London (Paddington). Gloucester (8 miles), Cheltenham (12 miles) Cirencester (15 miles) and Bristol (20 miles) and respectively Junction 13 (M5 motorway) is also within easy driving distance.

Location - The property is located near to many local amenities that include the well-regarded Rodborough Community Primary School and Gastrells School, local supermarkets such as Aldi and Sainsbury's. A wider range of facilities are available in nearby Stroud approximately a mile distant 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. There is also a nearby cycle path to both Nailsworth and Stroud as well as lovely local walks.

Accommodation

Hall

Door to courtyard, doorway to kitchen diner, door to Lounge

Kitchen diner 11'6 X 10'3

Range of base and wall units, inset sink unit, plumbing for washing machine, gas hob, electric oven, extractor hood, tiled floor, boiler in wall unit, two windows

Lounge 13'11 max X 18'4 max

Inglenook fireplace with log burner, radiator, beam ceiling, door to stairs to first floor, two windows

First Floor

Stairs to second floor, radiator, doors to shower room, bedroom two, bedroom three

Shower Room

Window, airing cupboard, heated towel rail, low level WC, wash hand basin, double shower cubicle with shower

Bedroom Two 10'11 X 10'3 max

Two Windows, built in wardrobe, inglenook fireplace, radiator

Bedroom Three 11'6 X 10'11

Window, radiator

Second floor, window, door to Bedroom One

Bedroom One 14'9 max X 14'4

Wiondow, built in wardrobe/storage, radiator, door to en-suite

En-suite, shower cubicle with shower, low level WC, wash hand basin

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £345,000

Property Type: Cottage

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

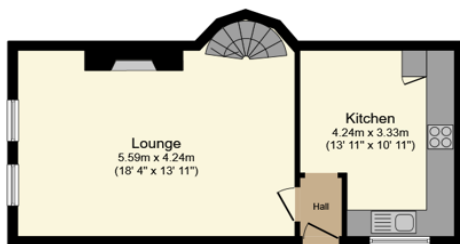
Water meter: No

Sewerage: Standard UK domestic

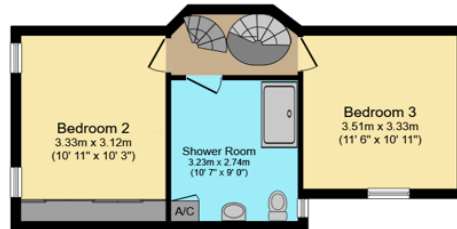
Air conditioning: No

Broadband: FTTP (fibre to the premises)

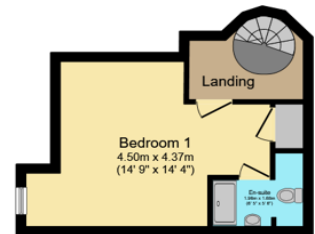
Mobile signal coverage: Good



Ground Floor



First Floor



Second Floor

Total floor area: 101.5 sq.m. (1,092 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Contact your local branch today for more information on this property:

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