

HUNTERS[®]

HERE TO GET *you* THERE



Red Lion House, The Green

Kings Stanley, Stonehouse, GL10 3JB

Asking Price £195,000



Council Tax: B



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Amenities

Red Lion House is in the heart of Kings Stanley which is a very popular village served by a number of local facilities including a post office, Co-operative supermarket and sports club with bar and playing fields incorporating a part-time coffee shop. There is a thriving local primary school, a playground for younger children. Kings Stanley lies in a predominantly rural position with delightful and far reaching views in various directions including the Cotswold hills, whilst residents enjoy an ever present sense of community life a good bus route and easy access to both open countryside as well as nearby towns such as Stonehouse and Stroud. Each has further comprehensive amenities which including main line rail links to London Paddington.

Hallway

Radiator, parquet flooring, wooden door with glass panel alongside to the front, stable door to the rear.

Sitting Room

16'0" x 13'1" (4.88m x 3.99m)

Open fire, two radiators, wide and deep double glazed bay window looking over the green.

Kitchen

10'3" max > 7'8" x 10'3" (3.12m max > 2.34m x 3.12m)

A selection of wall and base units with worktops over. Plumbing for a washing machine, space for dryer, tall storage cupboard, tiled floor, stainless steel double drainer sink, double glazed window with deep sill, double radiator.

Bedroom 1

12'0" x 8'9" (3.66m x 2.67m)

Double glazed window with deep sill, radiator, shelves.

Bedroom 2

15'6" max x 7'3" (4.72m max x 2.21m)

Double glazed window with deep sill, feature curved wall, radiator, garden view. Not measured into the door recess.

Shower Room

8'4" x 5'4" (2.54m x 1.63m)

With modern suite comprising a corner shower, heated towel rail, pedestal basin, WC, radiator, double glazed window with deep tiled sill, cupboard with Worcester gas fired combination boiler with radiator and shelving alongside Tiled floor, underfloor heating, shaver point.

Outside

A feature metal gate leads you from The Green to the rear door and communal garden.

Communal Gardens

There are communal gardens to include a grass area with mature tree, patio with established shrubs and plants.

Garage & Parking

There is a single garage with parking in front with power and light (The second garage from the left) within the communal area. There is plenty of additional parking within the village car park which wraps around the rear of the development.

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Hunters Stroud Win GOLD Again!

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Tenure

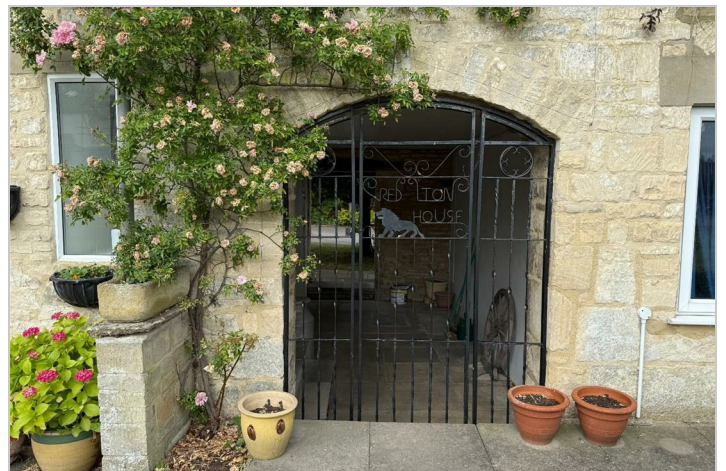
The property is leasehold with a quarter share of the freehold. You will become a director of The Red Lion Kings Stanley Management Ltd. The leasehold remaining term is circa 948 years ending in July 2973. This is to be confirmed.

Council Tax Band

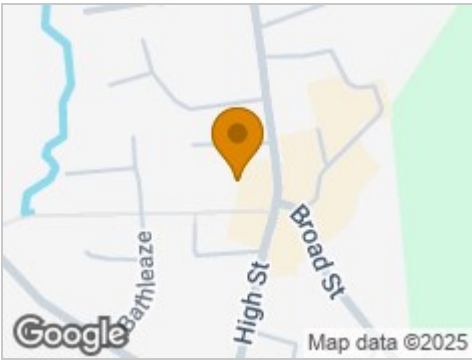
Band B

Other Notes

No Chain, awaiting probate. In need of some updating.



Road Map



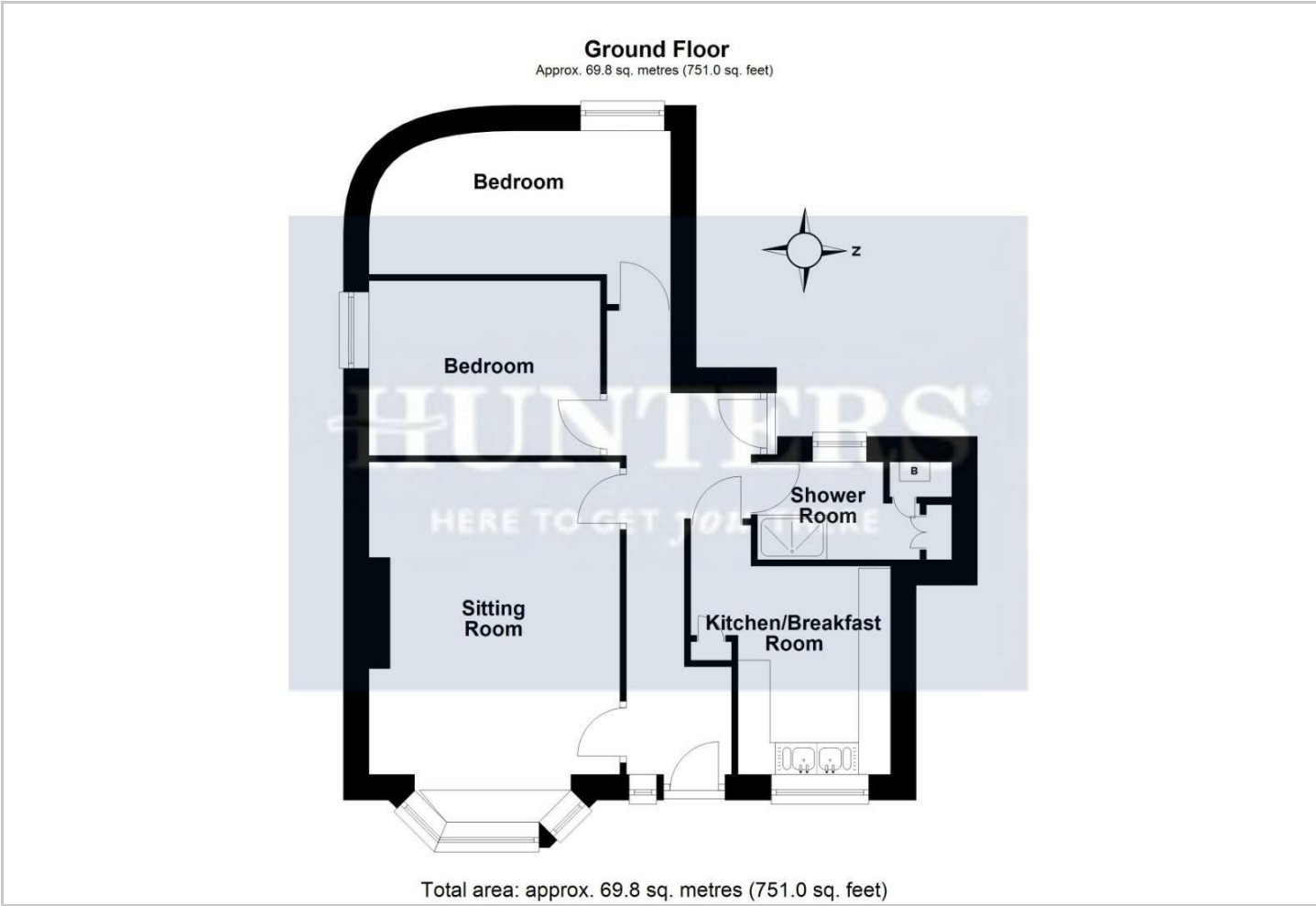
Hybrid Map



Terrain Map



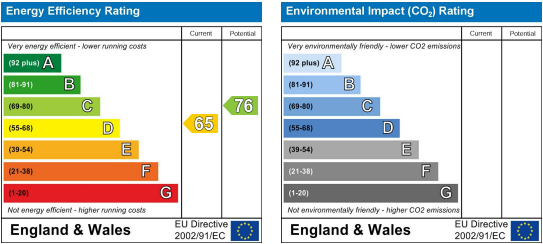
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.