

PerryBishop

PROPERTY MADE PERSONAL

Kites Nest Lane, Lightpill, Stroud, Gloucestershire GL5 3PJ



Single storey residence • Two bedrooms • Sought after location • Garage and plenty of parking • Spacious accommodation • Views • Walking distance to amenities • EPC B



Kites Nest Lane,

Lightpill, Stroud, Gloucestershire GL5 3PJ

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Well maintained two-bedroom detached single storey residence located in a sought-after position. This property offers a convenient and homely living space, perfect for those looking for a peaceful retreat.

The spacious layout includes a bright and airy living room, a fully equipped kitchen, two well-appointed bedrooms, and a family bathroom.

Outside, the property boasts a beautifully landscaped garden with a patio area, ideal for al fresco dining and entertaining. Additionally, there is a garage providing ample storage space.

Situated in a tranquil neighbourhood, this property offers easy access to local amenities, schools, and transport links. Perfect for first-time buyers, downsizers, or those seeking a relaxing lifestyle in a charming setting. Don't miss out on the opportunity to make this property your new home!

Please note: There is a spacious attic space offering plenty of scope for conversion (subject to planning).

Amenities

The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Stroud has good transport links with London Paddington by train and Bath and Bristol by car.

Directions

From our office in Nailsworth, follow the A46 towards Stroud until you reach Kites Nest Lane on the right hand side, turn into Kites Nest Lane. Follow the road up and the property can be found on the right hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band D



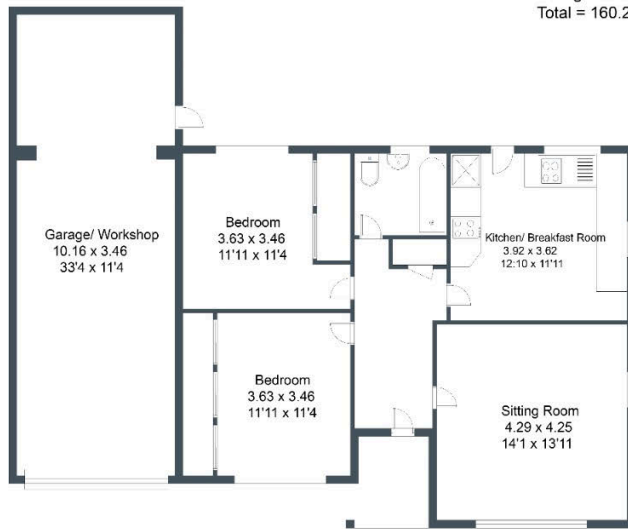


Our reference
SV/SM/KF/29022024

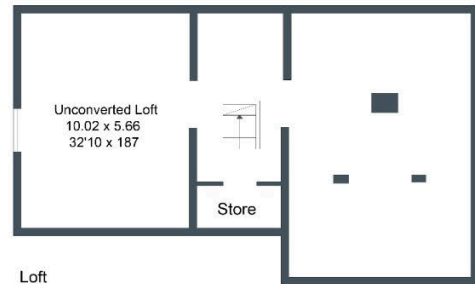
We'd love to hear from you
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Approximate Gross Internal Area = 73.3 sq m / 789 sq ft
 Unconverted Loft Area = 51.4 sq m / 553 sq ft
 Garage = 35.5 sq m / 382 sq ft
 Total = 160.2 sq m / 1724 sq ft



Ground Floor



Loft

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

