



Osprey Drive, Stonehouse GL10 2EJ
£275,000



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• Semi-detached house • Two double bedrooms • Well-presented and tastefully decorated throughout • Enclosed rear garden • Garage with power and light • Driveway parking for one vehicle • Close to local amenities • Freehold • Council tax band B (£1,975.70) • EPC rating C74

£275,000

Porch

Composite door to porch, door to living room and uPVC double-glazed window to front elevation. Electric heater.

Living Room

uPVC double-glazed window to front elevation. Access to kitchen and stairs rising to the first floor. Radiator.

Kitchen

uPVC double-glazed window to rear elevation and uPVC double-glazed door to garden. Range of wall and base units with appliances to include sink with mixer tap and drainer, four ring gas hob and eye-level double oven. Space for washing machine and fridge/freezer. Breakfast bar. Radiator.

Bedroom One

uPVC double-glazed window to rear elevation. Cupboard. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

Outside

The property has driveway parking for two vehicles and access to the garage. The garage can also be accessed from the rear garden and has power and light. The rear

garden is well-tended and low maintenance, there is a patio area and raised lawn, as well as a gravelled area and palm tree with raised bed.

Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants and primary and secondary schools. The property is approximately 2 miles to Junction 13 of the M5 motorway, providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,975.70 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 13 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

Mobile phone coverage: EE, Three, O2 and Vodafone.



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

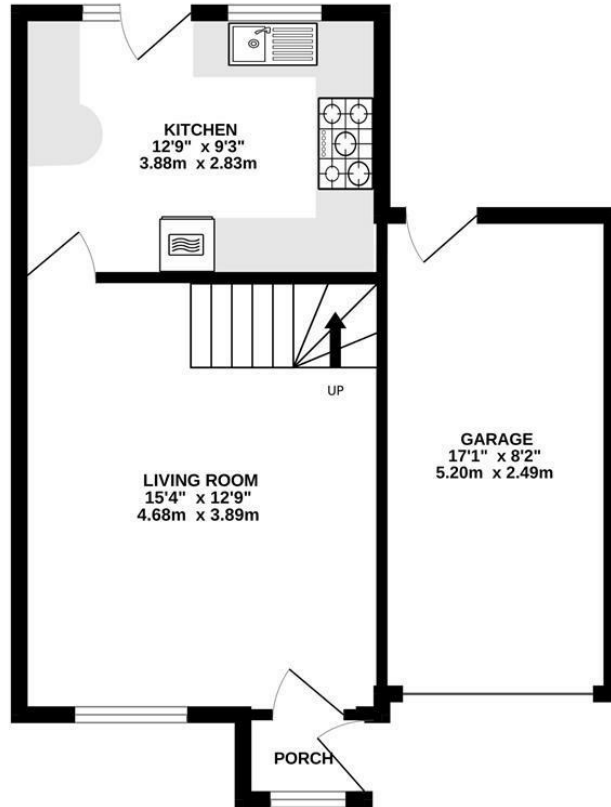
01453 827640

stonehouse@naylorpowell.com

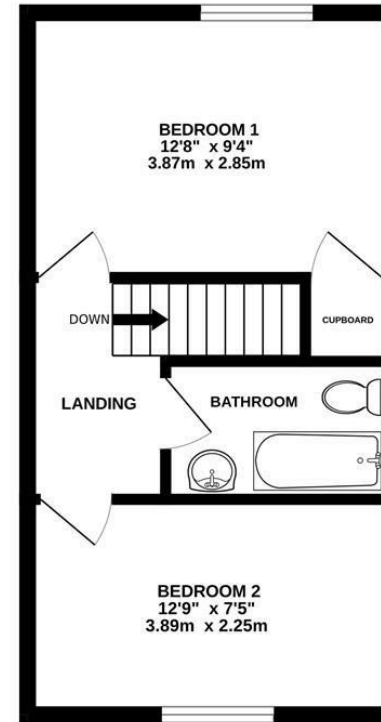
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GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 780 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| The more energy efficient - lower running costs | | | |
| 192 (100) | A | | |
| 161 (61) | B | | |
| 129 (40) | C | 74 | 81 |
| 105 (40) | D | | |
| 79 (54) | E | | |
| 52 (38) | F | | |
| 15 (29) | G | | |
| The less energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



