



John Wothers Lane, Stonehouse GL10 3GZ

£410,000



John Wothers Lane, Stonehouse GL10 3GZ

• Detached house built by Redrow • Three double bedrooms • Immaculately presented throughout • South facing garden • Garage with power and light and driveway parking for three vehicles • Approximately 6 years remaining on the NHBC warranty • Annual service charge of approximately £190.38 • Freehold • Council tax band D (£2,427.47) • EPC rating B84



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

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£410,000

Entrance Hall

Composite door to entrance hall. Access to living room, kitchen/diner, cloakroom and stairs rising to the first floor. Radiator.

Living Room

uPVC double-glazed window to front elevation and uPVC double-glazed window to side elevation. Radiator.

Kitchen/Diner

uPVC double-glazed window to front elevation, uPVC double-glazed window to side elevation and uPVC double-glazed French doors to garden with uPVC double-glazed windows either side. Range of wall and base units with integral appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring gas hob, eye-level double oven, fridge/freezer and dishwasher. Access to utility room. Two radiators.

Utility Room

Composite door to rear. Base unit with stainless steel sink and space for washing machine. Storage cupboard. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Built-in wardrobes. Access to en-suite shower room. Radiator.

En-Suite Shower Room

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

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bedroom Three

uPVC double-glazed window to side elevation. Radiator.

Bathroom

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

Outside

The property has a tandem driveway for three vehicles. There is a garage with up and over door and power and light, and a side door into the utility room. The South facing garden is fully enclosed and has a side gate, it is mostly laid to lawn with a patio space. The mature garden boasts plant borders and a small gravel space ideal for a seating area.

Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately one mile 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.

There is an annual service charge of approximately £190.38 paid to First Port. This runs 1st January to 31st December.

There is approximately 6 years remaining on the NHBC warranty.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,427.47 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

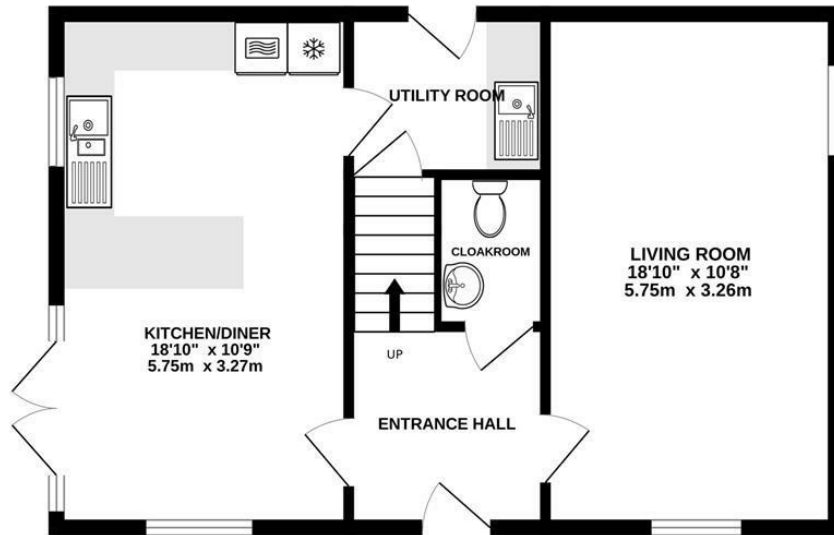
Heating: gas central heating.

Broadband speed: 21 Mbps (basic) and 10,000 Mbps (superfast).

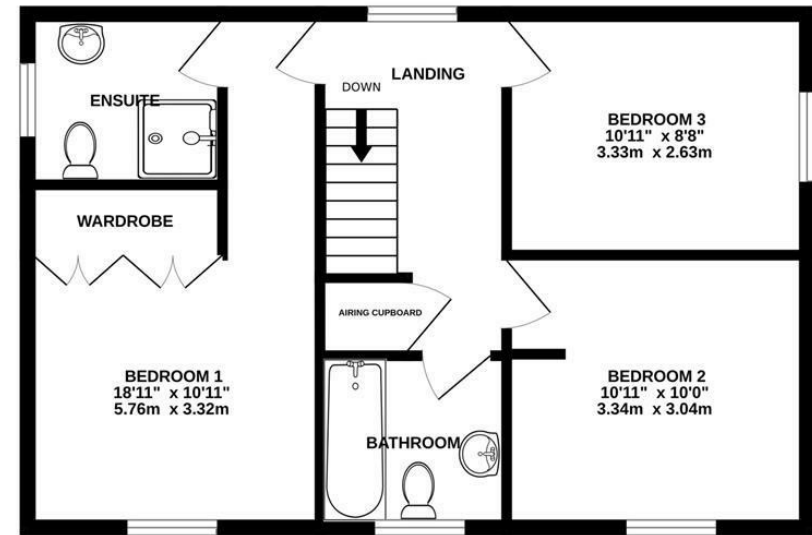
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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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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.

