Clutterbuck Close, Stonehouse GL10 3GH

£189,950

naylor powell

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• Well-presented upper maisonette • Double bedroom • Open plan living and kitchen space • Ample storage throughout • Low maintenance private garden • Off road parking for one vehicle • Annual service charge of approximately £911.83 • Leasehold • Council tax band A (£1610.91) • EPC rating B82

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

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Accommodation

The property is accessed via a private entrance with stairs leading to the landing area, with a door leading into a spacious open-plan living, dining and kitchen area fitted with a range of wall and base units, a stainless steel sink, oven, gas hob and extractor hood, with space for either a dishwasher or washing machine. The living area offers ample room for comfortable seating and a dining table, with multiple windows. The generous double bedroom has double aspect windows allowing plenty of natural light. The utility cupboard located on the landing is fitted with plumbing for a washing machine and ample storage. Completing the accommodation is a modern bathroom fitted with a panelled bath with shower over, wash hand basin and WC.

Outside

Externally, the property benefits from a private driveway providing off-road parking. The enclosed rear garden is designed for low maintenance, featuring artificial lawn, paved patio areas and a wooden pergola, creating a useful outdoor space.

Location

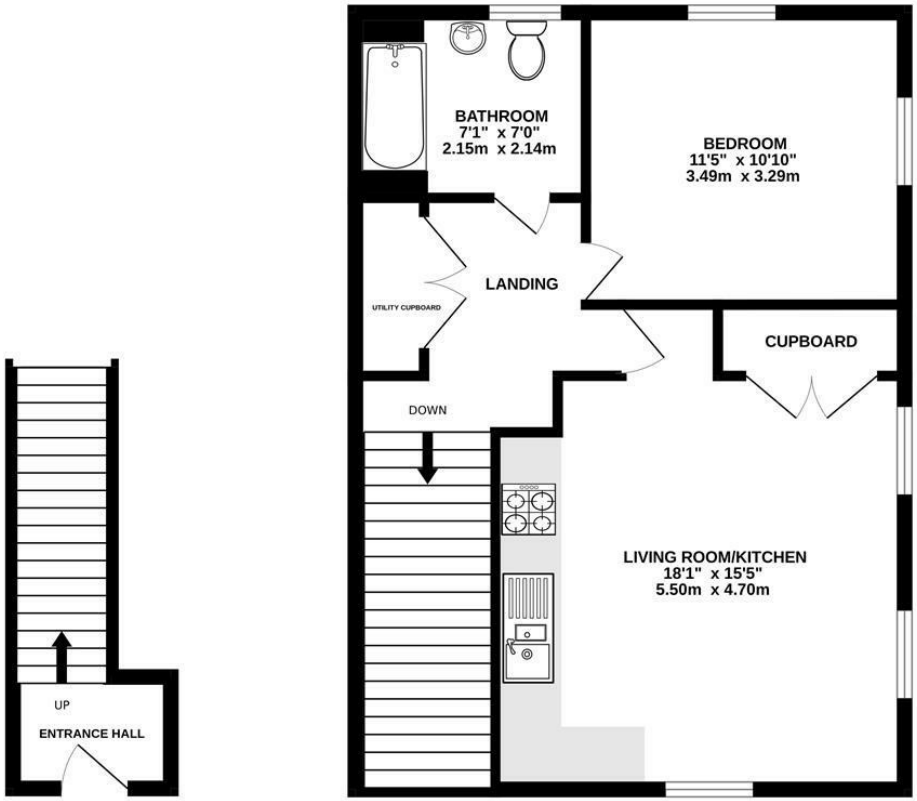
The popular village of Kings Stanley offers a range of local amenities, including a Co-op convenience store, primary school, village hall and traditional pub. Regular bus services provide access to both Stroud and Gloucester, while the nearby town of Stonehouse offers a wider selection of shops, a post office, pubs, primary and secondary schools, and a railway station with direct links to London Paddington. The M5 motorway is also easily accessible, making this an ideal location for commuters travelling to Gloucester, Cheltenham and Bristol.

Material information

Tenure: Leasehold - 125 years from 2020, 119 years remaining
Council tax band: A.
Local authority and rates: Stroud District Council - £1,610.91 (2026/27).
Ground rent and service charge: approximately £911.83 per annum - reviewed annually.
Management company: Sovereign.
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: Basic 6mb, Superfast 80mb, Ultrafast, 10000mb, Overall 10000mb
Mobile phone coverage: EE, Three, O2 and Vodafone.

GROUND FLOOR
68 sq.ft. (6.3 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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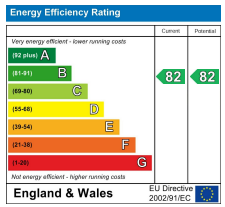
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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