



**College View, Stonehouse GL10 2JR**

**£269,500**



# College View, Stonehouse GL10 2JR

• Mid-terrace house that is well-presented throughout • Two sizeable double bedrooms • Attic room with storage cupboard • Kitchen with utility area and access to the garden • Living room and social dining room • Generous rear garden with patio and shed as well as electrics to the rear • On-road parking available on surrounding streets, subject to availability • Freehold • Council tax band B (£1,883.49) • EPC rating C70



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## Porch

uPVC double-glazed door to porch, wooden door to living room and uPVC double-glazed windows surrounding.

## Living Room

uPVC double-glazed window to front elevation. Stairs rising to the first floor. Gas fireplace. Radiator.

## Dining Room

Frosted window to utility area and access to kitchen. Radiator.

## Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include eye-level double oven, four ring gas hob and stainless steel sink with mixer tap and drainer. Access to utility area and lobby.

## Utility Area

Double-glazed Velux window. Space for washing machine, tumble dryer and freestanding fridge/freezer.

## Lobby

uPVC double-glazed door to garden.

## Cloakroom

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

## Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Two

uPVC double-glazed window to front elevation. Stairs rising to the attic room. Radiator.

## Attic Room

Double-glazed Velux window. Eaves storage and storage cupboard. Radiator.

## Bathroom

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

## Outside

The rear garden is generous in size and has a gate to a shared footpath at the back. The garden is currently split into two spaces, the top of the garden has a storage shed and electric sockets, it has a fence panel sectioning it off creating two private patio spaces. The bottom part of the garden has an additional patio space and lawned area, ideal for entertaining and alfresco dining. There is on-street parking available in the surrounding streets, subject to availability and regulations.

## Location

The property is located in Stonehouse town and is a short drive from both Stroud and Gloucester. Local facilities in the town include a Co-op with a post office, restaurants, a variety of shops, a building society, primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. Junction 13 of the M5 motorway, is approximately two miles away, providing easy access to Gloucester, Bristol and Cheltenham. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services.

## Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,883.49 (2025/26).

Electricity supply: mains.

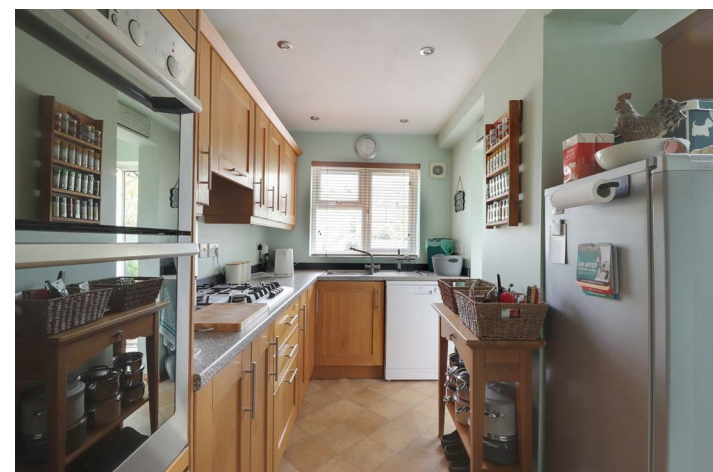
Water supply: mains.

Sewerage: mains.

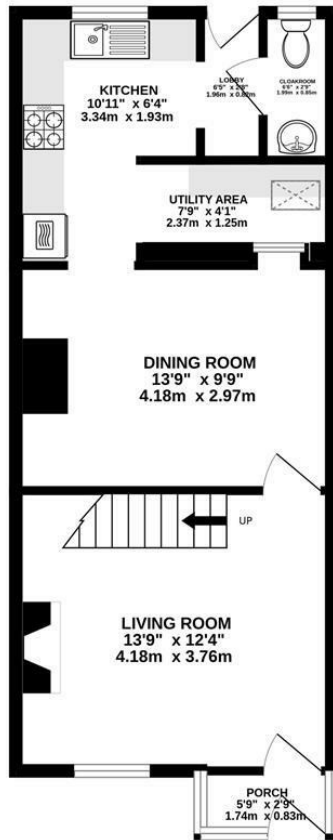
Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 58 Mbps (superfast).

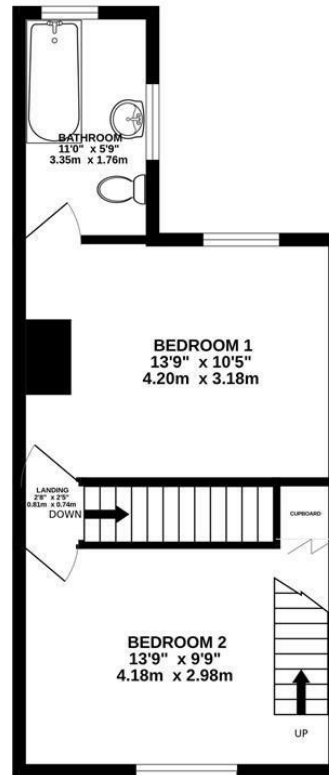
Mobile phone coverage: EE, Three, O2 and Vodafone.



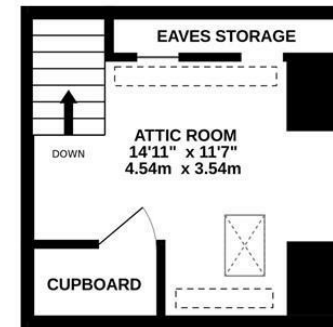
GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR  
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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.

