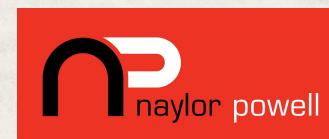




Charles Almond Close, Stonehouse GL10 3FH
£330,000



Charles Almond Close, Stonehouse GL10 3FH

• Well-presented and modern semi-detached house • Three bedrooms • Enclosed and low maintenance garden • Garage with power, light and access from the garden • Two tandem parking spaces • Approximately four years remaining on the NHBC warranty • Chain free • Freehold • Council tax band C (£2,157.75) • EPC rating B85



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

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£330,000

Entrance Hall

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

Living Room

uPVC double-glazed French doors to rear garden and uPVC double-glazed windows either side. Two radiators.

Kitchen/Diner

uPVC double-glazed windows to front and side elevation. Range of wall and base units with appliances to include stainless steel sink with mixer tap and drainer, four ring electric hob and oven, integrated appliances include dishwasher, washing machine and fridge/freezer. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Bedroom One

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

En-Suite Shower Room

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

Bedroom Two

uPVC double-glazed windows to rear elevation. Radiator.

Bedroom Three

uPVC double-glazed windows to rear elevation. Radiator.

Bathroom

uPVC double-glazed windows 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 tandem vehicles in front of the garage and the added benefit of an EV charging point. The rear

garden is fully enclosed and low-maintenance, benefiting from patio, AstroTurf and a feature pebble area. There is side access to the garage where there is power and light.

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.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,157.75 (2026/27).

There may be a service charge when the property is handed over to the management company.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

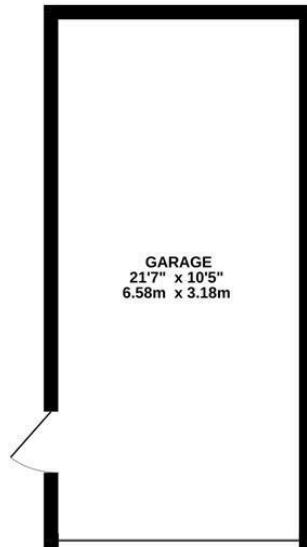
Heating: gas central.

Broadband speed: 24 Mbps (basic) and 10,000 Mbps (ultrafast).

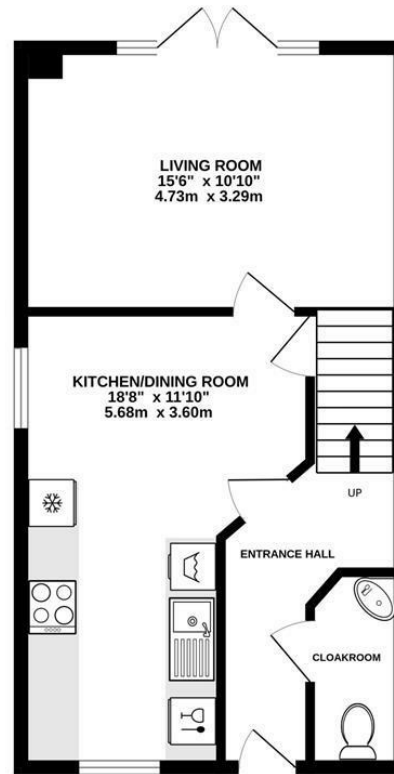
Mobile phone coverage: EE, Three, O2 and Vodafone.



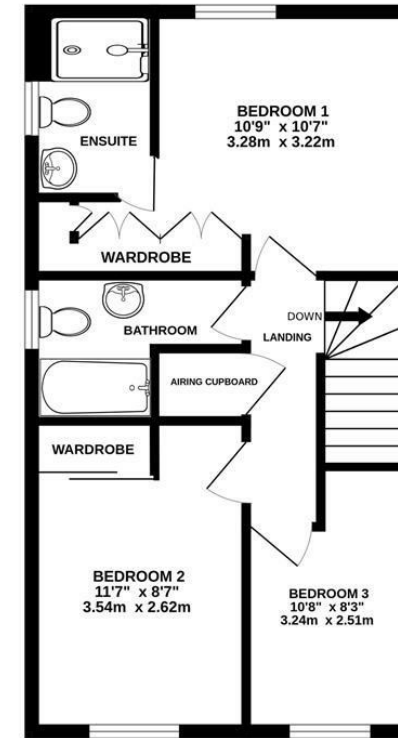
GARAGE
225 sq.ft. (20.9 sq.m.) approx.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

