



**25 Charles Almond Close, Stonehouse GL10 3FH**  
**£359,950**



## 25 Charles Almond Close, Stonehouse GL10 3FH

• Semi-detached Town House • Three sizeable bedrooms and study • Immaculately presented and tastefully decorated throughout • Private rear garden • Off-road parking for two vehicles • Single garage with home gym • Approximately four years remaining on the NHBC • Freehold • Council tax band D (£2,427.47) • EPC rating B86



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

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### Hallway

uPVC double-glazed door leading to the front elevation. Access to study, kitchen/diner and WC. Cupboard with plumbing for a washing machine. Radiator.

### Study

uPVC double-glazed window to the front. Radiator.

### Kitchen/Diner

uPVC double glazed windows and French doors leading to the rear garden. A range of wall and base units with stainless steel sink and drainer. Integrated fridge freezer, gas hob with extractor, electric oven and dishwasher. There is a breakfast bar with wooden panelling and this then continues into the dining area. Radiators.

### WC

uPVC double-glazed window to side elevation. Low level WC, pedestal wash hand basin. Radiator.

### Living Room

uPVC double-glazed window to the rear elevation, built-in media wall and electric fire. Radiator.

### Bedroom One

Two uPVC double-glazed windows to the front. Access to ensuite shower room. Radiator.

### Ensuite Shower Room

Shower cubicle, low level WC and pedestal wash hand basin, extractor. Heated towel rail.

### Bedroom Two

uPVC double-glazed window and skylight to the front, built-in wardrobe. Radiator.

### Bedroom Three

uPVC double-glazed skylights to the rear elevation, built-in wardrobe. Radiator.

### Bathroom

Bath with shower over, vanity wash hand basin and low level WC, extractor. Heated towel rail.

### Outside

The rear garden is accessed via the kitchen/diner or via a side gate from the driveway. The garden offers both a patio area for entertaining and a raised decking area with glass balustrade, providing a second seating area. There are outside plug sockets and tap. The garage has been partly converted to a home gym and has been insulated and provides both power and lighting. The front of the garage has been kept as a storage area and to the front of the garage, there is off-road parking for two vehicles.

### 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 may be a service charge when the development is complete.

There is approximately 4 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.

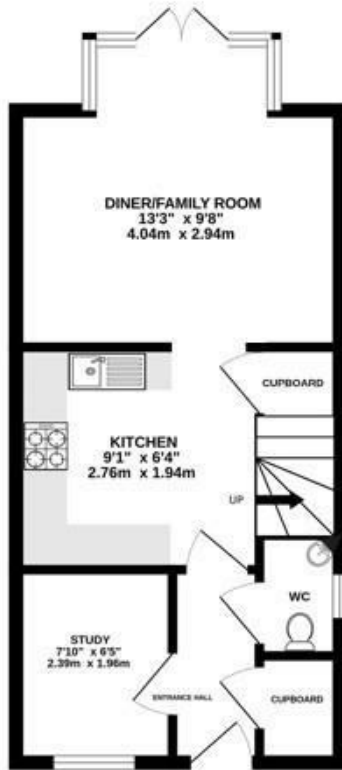
Heating: gas central heating.

Broadband speed: 5 Mbps (basic), 33 Mbps (superfast) and 10,000 Mbps (ultrafast).

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



GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



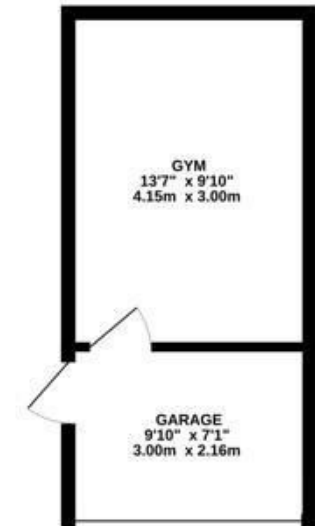
1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



GARAGE  
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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.

