



**James Sleeman Close, Stonehouse GL10 3GU**

**£335,000**





# James Sleeman Close, Stonehouse GL10 3GU



• Semi-detached house constructed by Barratt Homes • Three bedrooms to include master with en-suite shower room • Social kitchen/diner and relaxing living room with panelling • Immaculately presented and tastefully decorated throughout • Landscaped garden with additional side patio for seating • Two allocated parking spaces and visitors space available • Approximately 4 years remaining on the NHBC warranty • Freehold • Council tax band C (£2,058.46) • EPC rating B84

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

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www.naylorpowell.com

£335,000

## Entrance Hall

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

## Living Room

uPVC double-glazed window to front elevation. Radiator.

## Kitchen/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to garden. Range of wall and base units with appliances to include sink with mixer tap and drainer, four ring gas hob and oven and integrated appliances to include fridge/freezer, washer/dryer and slimline dishwasher. Radiator.

## Cloakroom

Low-level WC and corner wash hand basin. Heated towel rail.

## Bedroom One

uPVC double-glazed window to front elevation. Radiator.

## En-Suite Shower Room

Low-level WC, wash hand basin and shower. Heated towel rail.

## Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

## Bathroom

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

## Outside

The property is situated in the corner of a small development, there are two allocated parking spaces and one visitors space. The rear garden is fully enclosed and mostly laid to lawn with colourful flower borders. The garden benefits from an additional patio space to the side which provides access to the front, as well as a private space for seating. There is also some raised flower beds and a storage shed.

## 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 four miles to Junction 12 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: C.

Local authority and rates: Stroud District Council - £2,058.46 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

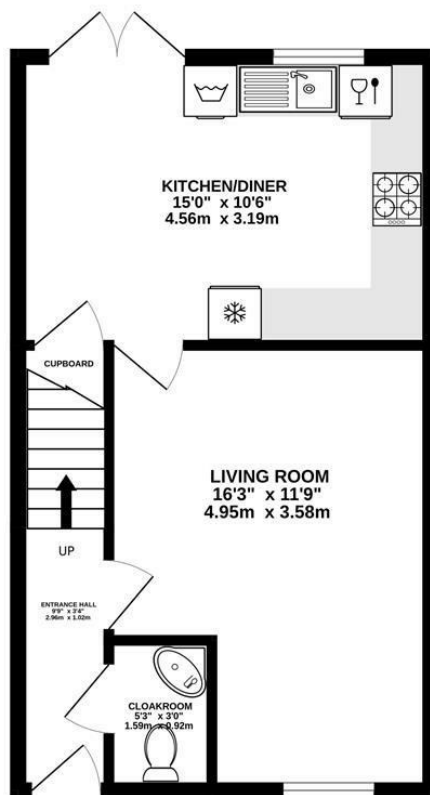
Heating: gas central heating.

Broadband speed: 26 Mbps (basic) and 10,000 Mbps (ultrafast).

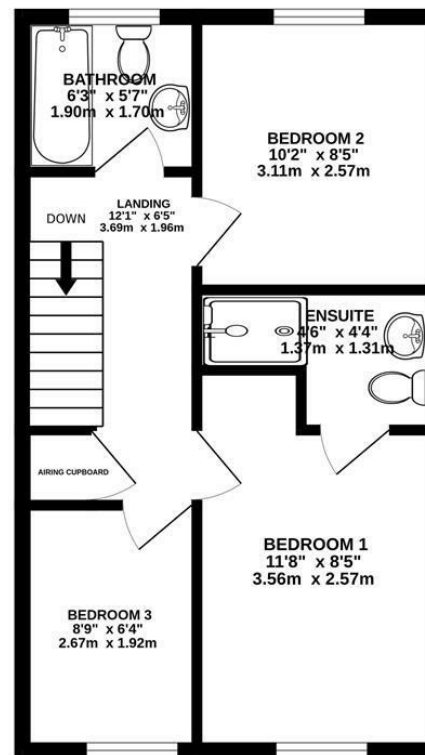
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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.

