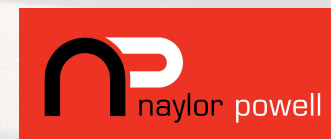




Rowbotham Way, Stonehouse GL10 3GW
£360,000



Rowbotham Way, Stonehouse GL10 3GW

• Detached family home built by Redrow • Four generous bedrooms • Well-presented throughout and tastefully decorated • Enclosed and low-maintenance rear garden • Garage and driveway parking for two vehicles with front garden • Approximately five years remaining on the NHBC warranty • Chain free • Freehold • Council tax band D (£2,315.78) • EPC rating B83



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

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£360,000

Entrance Hall

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

Living Room

uPVC double-glazed window to front elevation. Electric fireplace. Storage cupboard. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed sliding doors to rear garden with windows either side. Range of wall and base units with appliances to include sink with mixer tap and drainer, integrated dishwasher and fridge/freezer, eye-level double oven and four ring induction hob. Radiator.

Utility Room

uPVC double-glazed door to rear garden. One and a half bowl sink with mixer tap and space for washing machine. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

En-Suite Shower Room

uPVC double-glazed window to front elevation. 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 rear elevation. Radiator.

Bedroom Four

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 front of the property benefits from a driveway with parking for two vehicles, as well as a well-tended front garden laid to lawn. The rear garden is fully enclosed and is low maintenance, there is artificial lawn, a patio and decking with raised beds. The rear garden is an ideal retreat to social with friends and family and enjoy alfresco dining. There is a single garage with 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 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 five years remaining on the NHBC warranty.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,315.78 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

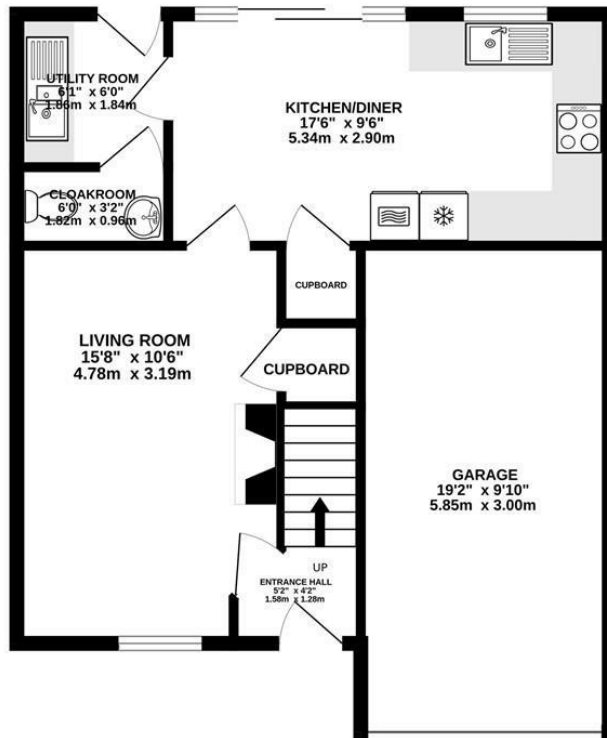
Heating: gas central heating.

Broadband speed: 6 Mbps (basic), 34 Mbps (superfast) and 10,000 Mbps (ultrafast).

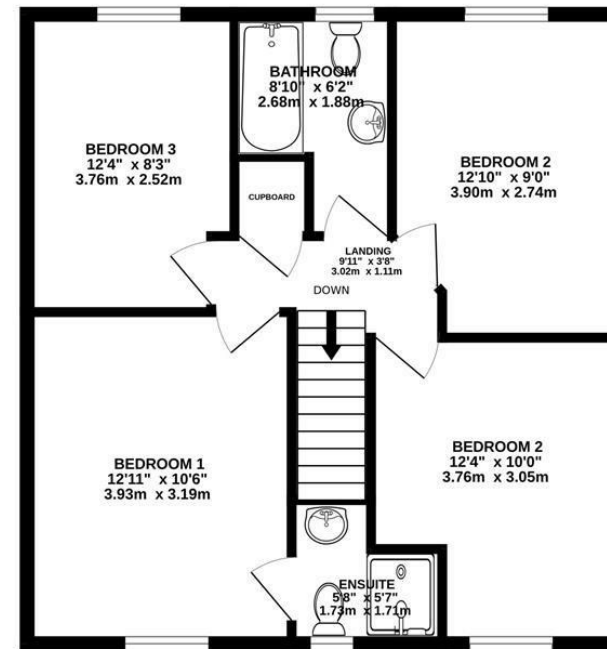
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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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.

