



**Ernest Creed Close, Stonehouse GL10 3FY**

**£340,000**





## Ernest Creed Close, Stonehouse GL10 3FY

• Three double bedroom town house • Semi-detached overlooking communal green space • En-suite shower room and Jack and Jill bathroom • Tastefully decorated throughout • Enclosed rear garden with side access • Single garage and driveway parking for two vehicles • Chain free • Freehold • Council tax band D (£2,315.78) • EPC rating B84



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

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www.naylorpowell.com

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### Entrance Hall

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

### Living Room/Diner

uPVC double-glazed French doors to rear garden with windows either side. Storage cupboard. Radiator.

### Kitchen

uPVC double-glazed window to front elevation. Range of wall and base units with appliances to include sink with mixer tap and drainer, four ring gas hob, oven and integrated appliances including fridge/freezer, dishwasher and machine machine.

### Cloakroom

Low-level WC and wash hand basin. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation and two double-glazed Velux windows. Built in wardrobes and additional storage cupboard. Two radiators.

### En-Suite Shower Room

Double-glazed Velux window. Low-level WC, wash hand basin and shower. Radiator.

### Bedroom Two

Two uPVC double-glazed windows to rear elevation. Access to Jack and Jill bathroom. Radiator.

### Bedroom Three

Two uPVC double-glazed windows to front elevation. Radiator.

### Jack and Jill Bathroom

Low-level WC, wash hand basin and bath. Radiator.

### Outside

The property benefits from driveway parking for two vehicles and a single garage. The rear garden is fully enclosed with a tiered lawn and

patio, there is side access to the driveway. The property also overlooks communal greenspace with easy access to a footpath.

### 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 6 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.

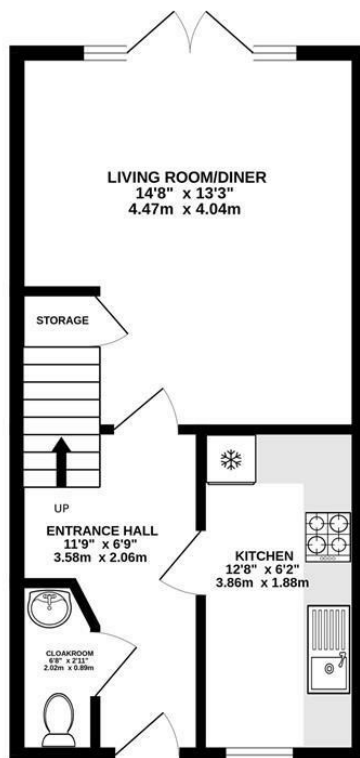
Heating: gas central heating.

Broadband speed: 22 Mbps (basic) and 10,000 Mbps (superfast).

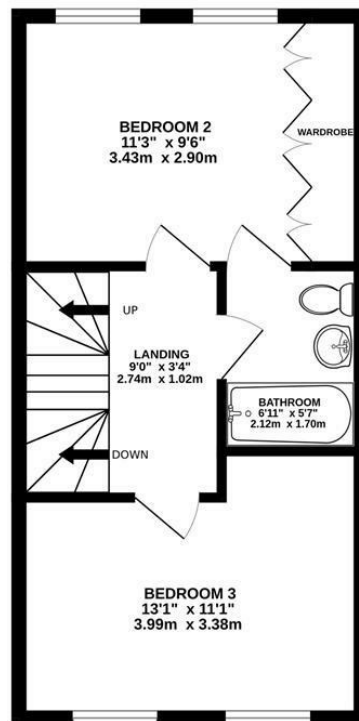
Mobile phone coverage: EE, Three, O2 and Vodafone.



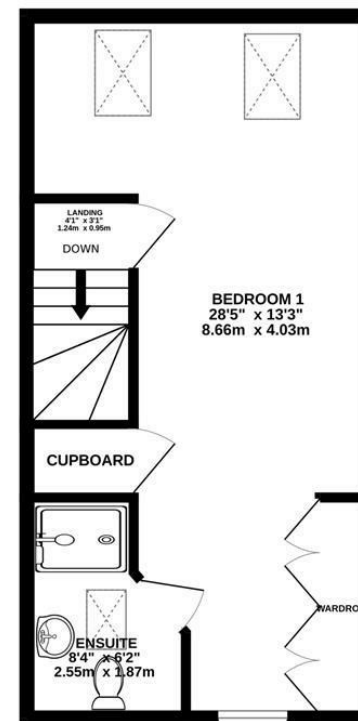
GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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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.

