



**14 Melbourne Drive, Stonehouse GL10 2PJ**  
**Offers In The Region Of £290,000**





## 14 Melbourne Drive, Stonehouse GL10 2PJ

- Popular cul-de-sac location
- Two bedroom detached bungalow
- Ample off road parking, car port and garage
- Front and rear gardens
- Modernised throughout
- EPC rating: C69



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

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## Offers In The Region Of £290,000

### Accommodation

Through the front door, you immediately enter into the entrance hall. Here, you have a useful storage cupboard, access to both the kitchen and the living room. The modern kitchen offers a range of base units, integrated washing machine, integrated cooker with electric hob and sink, with a side door leading to the car port. The spacious living room has a light and airy feel to it, with a double-glazed window to the front aspect. Continuing through you come to bedroom number one, boasting built in storage and a double-glazed window to rear aspect providing views of the garden. The second bedroom, currently being utilised as a dining room, also provides a door to the rear garden. The recently fitted shower room comprises single shower unit, low level WC, wash hand basin and heated towel rail.

### Outside

The front of the property is largely gravelled with a tarmac driveway providing off road parking for at least four vehicles. There is a car port down the side of the property leading to the garage. The rear garden is low maintenance, again mainly laid with gravel with a patio area perfect for alfresco dining.

### Location

The property is located just on the edge of Stonehouse town. 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.

### Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

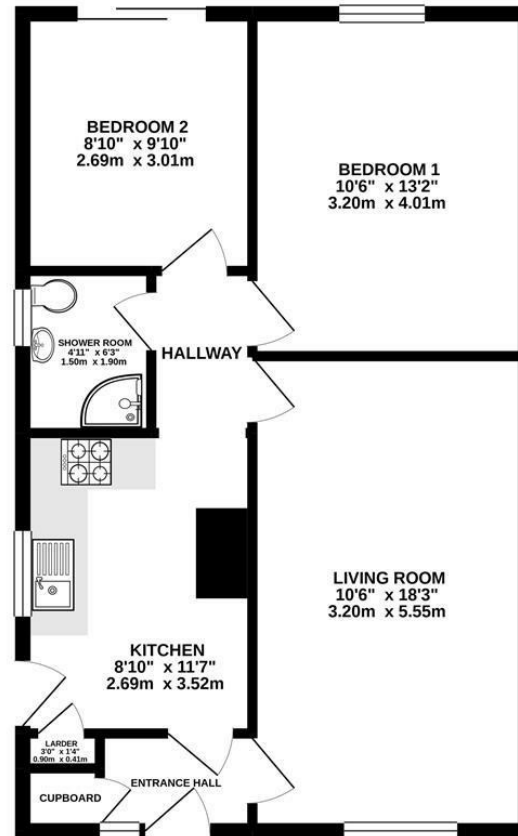
Stroud District Council, tax band C: £1,812.69

### Directions

From our office in Stonehouse, turn left onto the Bath Road. Continue along the High Street, then go under the railway bridge, which takes you onto the Gloucester Road. Shortly afterwards turn left into Oldends Lane and then Right into Melbourne Drive. Take the next left where you will find the property.



GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.7 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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