



Gloucester Road, Stonehouse GL10 2NY
£349,950



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• Mid-terrace house with three bedrooms • Three reception rooms to include sun room • Additional room on the second floor currently being utilised as an extra living room • Laundry room that has plumbing available for a bathroom • The ground floor has been adapted to be wheelchair accessible to include wider doorways and level flooring • Enclosed South facing rear garden with an array of greenery • Garage with three parking spaces • Freehold • Council tax band C (£2,152.55) • EPC rating F36

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

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£349,950

Entrance Hall

Wooden door to entrance hall and single-glazed wooden window to front elevation. Access to kitchen, living room, cloakroom and stairs rising to the first floor.

Living Room

uPVC double-glazed window to rear elevation. Feature fireplace.

Kitchen

Two wooden double-glazed windows to front elevation. Range of wall and base units with appliances to include eye-level double oven, five ring gas hob, one and a half bowl sink with mixer tap and drainer, integrated dishwasher and fridge/freezer.

Dining Room

Wooden single-glazed window to sun room and wooden door to sun room. Exposed brick fireplace with wood burning stove.

Sun Room

uPVC double-glazed sliding door and window to rear elevation.

Cloakroom

Low-level WC and wash hand basin.

Bedroom One

uPVC double-glazed window to rear elevation. Electric heater.

Bedroom Two

uPVC double-glazed window to front elevation and wooden double-glazed Velux window. Electric heater.

Bedroom Three

uPVC double-glazed window to front elevation. Exposed brick feature fireplace. Two built-in wardrobes with sliding doors. Electric heater.

Shower Room

uPVC double-glazed window to front elevation and wooden double-glazed Velux window. Storage cupboard. Low-level WC, wash hand basin and walk in shower. Electric heater.

Office Space

uPVC double-glazed window to front elevation and wooden double-glazed Velux window. Electric heater.

Laundry Room

uPVC double-glazed window to front elevation and wooden double-glazed Velux window. Storage cupboards. Plumbing for washing machine. Electric heater.

Outside

The property has parking at the rear for three vehicles, this can be accessed via Chestnut Avenue. There is a garage with power and light that benefits from both an up and over door and a door from the garden, there is an additional concreted area to the side for storage. The rear garden is enclosed and mostly laid to patio, it boasts raised beds with an array of plants and greenery. There is the added benefit of a greenhouse and rear access.

Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants and primary and secondary schools. The property is approximately 2.7 miles 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.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,152.55 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

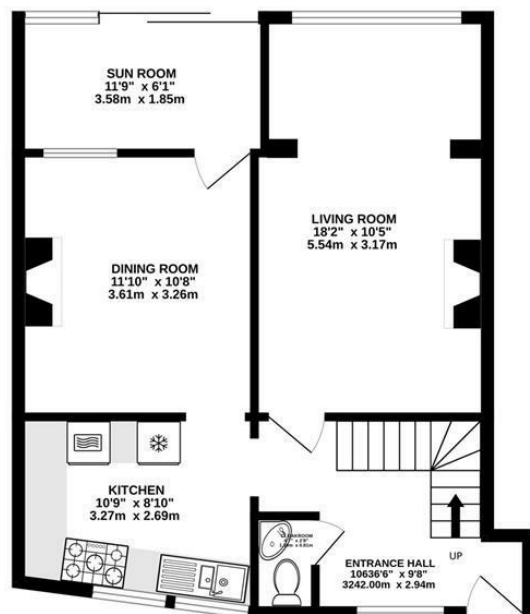
Heating: gas central heating.

Broadband speed: 17 Mbps (basic), 80 Mbps (superfast) and 1,800 Mbps (ultrafast).

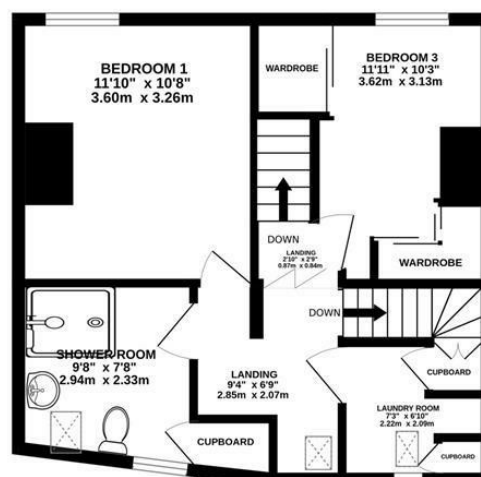
Mobile phone coverage: EE (Limited), Three, O2 (Limited) and Vodafone (Limited).



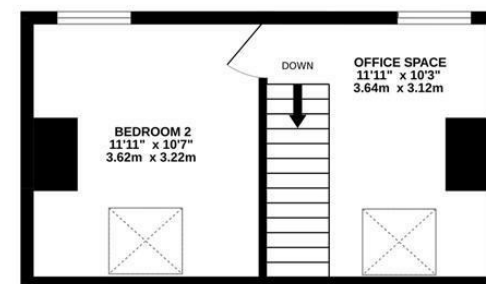
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
236 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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.

