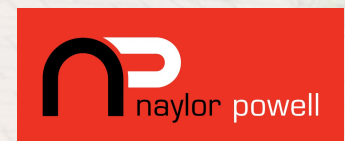




Rosedale Avenue, Stonehouse GL10 2QH
£347,500



Rosedale Avenue, Stonehouse GL10 2QH

• Tastefully decorated detached house • Three bedrooms to include master with wardrobes • Additional study or potential reception room • Well-presented throughout • Enclosed rear garden • Driveway parking for two vehicles • Situated in the sought after area of Rosedale Avenue • Freehold • Council tax band C (£2,257.93) • EPC rating E50

£347,500



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

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Entrance Hall

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

Living Room

uPVC double-glazed Bay window to front elevation. Access to dining room. Radiator.

Kitchen

Composite door to garden and uPVC double-glazed window to side elevation. Access to dining room and study. Range of wall and base units with appliances to include ceramic sink with mixer tap and drainer, eye-level oven and grill and four ring gas hob. Space for slimline fridge/freezer, washing machine, dishwasher and a further appliance. Electric heater.

Dining Room

Aluminium sliding doors to garden and uPVC double-glazed window to rear elevation. Access to living room, kitchen and under-stairs cupboard. Radiator.

Study

uPVC double-glazed window to front elevation. Access to storage cupboard, cloakroom, entrance hall and kitchen. Radiator.

Cloakroom

Low-level WC and wash hand basin.

Bedroom One

uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Storage cupboard. 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 has driveway parking for two vehicles comfortably. The rear garden is fully enclosed and well-tended. It is mostly laid to lawn with a barked area at the back ideal for children's play equipment. There is a gravelled space, great for seating, and a patio area for alfresco dining.

Location

The property is close to Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately two 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. The nearby Cotswold Way lends to some lovely country walks.

Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,257.93 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

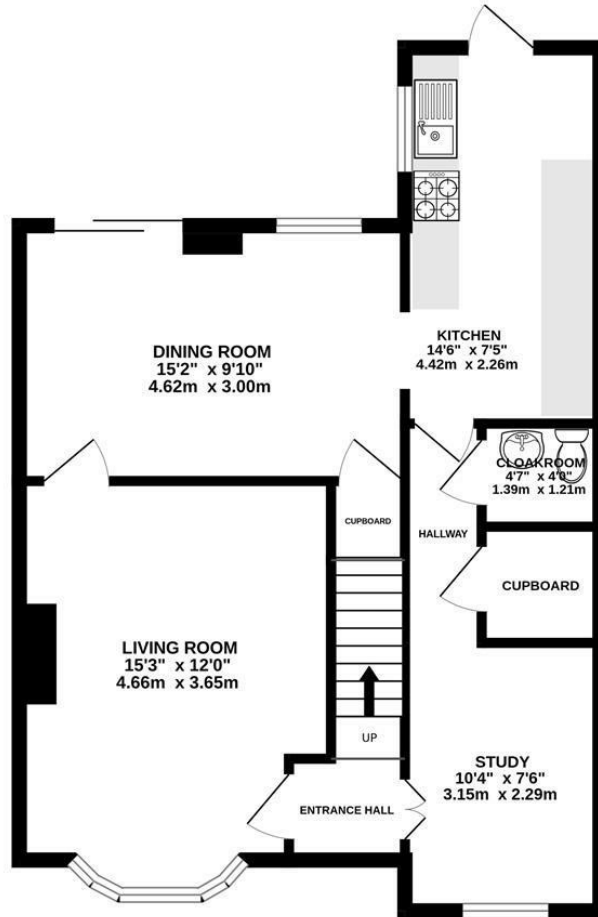
Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 80 Mbps (superfast).

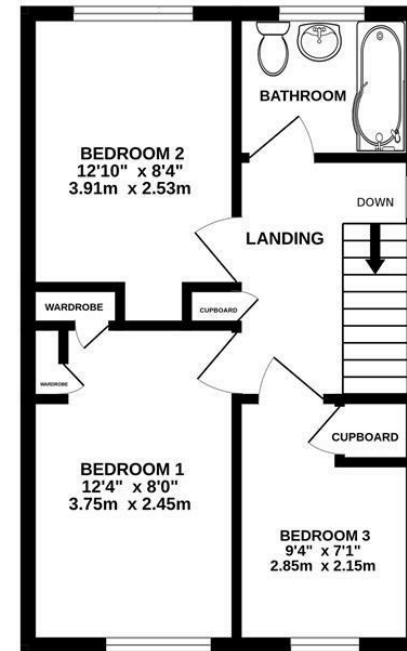
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 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.

