



Renard Rise, Stonehouse GL10 2BT
£325,000



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• Semi-detached house • Three bedrooms • Immaculately presented throughout • Enclosed rear garden • Garage and driveway parking for two vehicles • Located conveniently between Stroud and Stonehouse • Chain free • Freehold • Council tax band C (£2,137.10) • EPC rating TBC

£325,000



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

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Entrance Hall

Composite door to entrance hall. Access to cloakroom and living room. Radiator.

Living Room

uPVC double-glazed window to front elevation. Access to kitchen/diner and stairs rising to the first floor. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with appliances to include sink with mixer tap and drainer, integrated fridge/freezer and dishwasher, four ring gas hob and double-oven. Storage cupboard. Radiator.

Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and corner wash hand basin. Radiator.

Bedroom One

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

En-Suite Shower Room

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

Bedroom Two

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

Bedroom Three

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. Radiator.

Outside

The property has driveway parking for two vehicles. The rear garden has two tiers, the lower tier is laid to a patio creating an ideal alfresco dining area. The higher tier is laid to lawn and provides access to the side gate. There is a detached garage with power and light.

Location

The property is located just on the edge of Stonehouse town. It is a short distance from the Stroud Water Canal and Cotswold Way, which offers a great opportunity for walks and to see local wildlife. Stonehouse facilities include a Co-op with post office, several restaurants, a buildings society, a selection of Private and Comprehensive primary and secondary schools. Stonehouse railway station is a short drive and the property is approximately three miles to junction 13 of the M5 motorway.

Material Information

Tenure: Freehold.

Service charge: £166.93 paid annually through Green Square Accord (recently paid in April 2025)

Council tax band: C.

Local authority and rates: Stroud District Council - £2,137.10 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

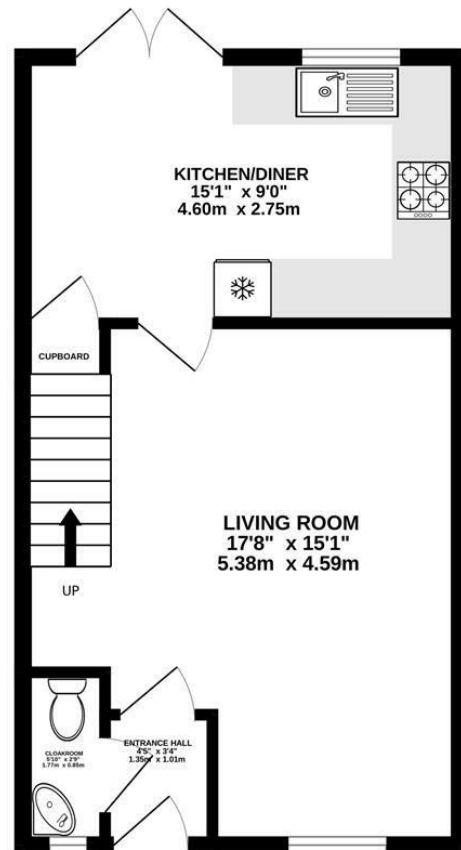
Heating: gas central heating.

Broadband speed: 12 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

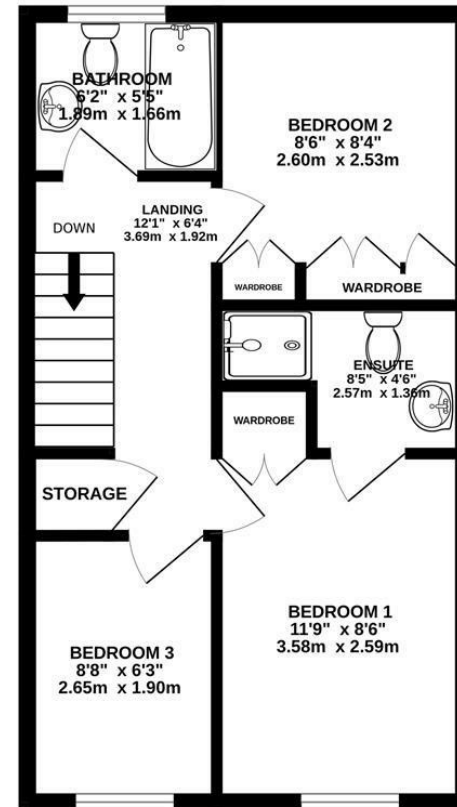
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



