



**Aldergate Street, Stonehouse GL10 2QQ**

**£289,950**



## Aldergate Street, Stonehouse GL10 2QQ

• End terrace town house • Three bedrooms • Open plan living room/diner • Modernised kitchen with door to rear garden • Tastefully decorated throughout • Enclosed rear garden with side access • Permit parking available subject to additional charge and availability • Freehold • Council tax band B (£1,883.49) • EPC rating TBC

**£289,950**



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

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### Porch

uPVC door to porch, uPVC door to living room and uPVC double-glazed window to front elevation.

### Living Room

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

### Dining Room

Access to living room, kitchen and stairs rising to the first floor. Radiator.

### Kitchen

Two uPVC double-glazed windows to rear elevation and uPVC door to rear garden. Range of wall and base units with appliances to include sink with mixer tap and drainer, four ring induction hob, oven and integrated dishwasher. There is space for a washing machine and freestanding fridge/freezer. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation and double-glazed Velux window to rear elevation. Exposed brickwork feature fireplace. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

### Bathroom

uPVC double-glazed window to rear elevation and uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

### Outside

The front of the property benefits from a shared courtyard area and side access to the garden. The rear garden is enclosed and mostly laid to lawn with a patio space. At the rear, there is a gravelled area that is currently utilised as a bin store and storage shed.

### Location

The property is located in Stonehouse town and is a short drive from both Stroud and Gloucester. Local facilities in the town include a Co-op with a post office, restaurants, a variety of shops, a building society, primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. Junction 13 of the M5 motorway, is approximately two miles away, providing easy access to Gloucester, Bristol and Cheltenham.

### Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,883.49 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central.

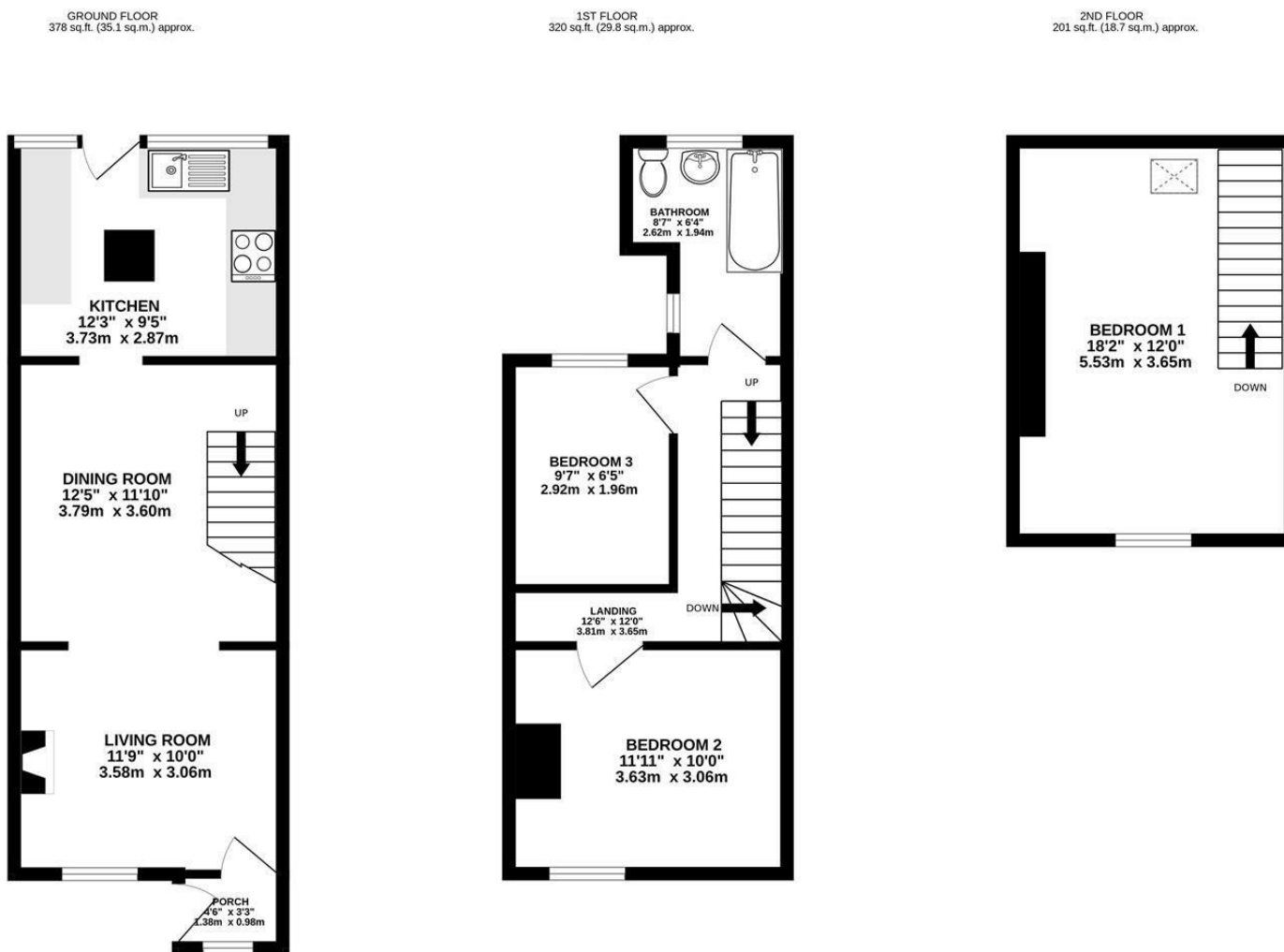
Broadband speed: 17 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

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

### Agents Note

Number 9 and number 11 have right of access across the rear garden to use the side gate.





TOTAL FLOOR AREA : 899 sq.ft. (83.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
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	