



**Regent Street, Stonehouse GL10 2AD**  
**£435,000**





## Regent Street, Stonehouse GL10 2AD

• Mid terrace town house • Well-proportioned and versatile accommodation spread across four floors • Three double bedrooms and a generous single bedroom • Three reception rooms • South facing rear garden and additional courtyards to both front and rear • Off road parking for two vehicles • Walking distance to Town Centre and train station • Freehold • Council tax band D (£2,421.63) • EPC rating D63



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

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www.naylorpowell.com

**£435,000**

### GROUND FLOOR

#### Entrance Hall

Wooden door to entrance hall. Access to second reception room and hallway.

#### Hallway

Access to living room, stairs rising to first floor and down to lower ground floor.

#### Living Room

Two uPVC double-glazed windows to rear elevation. Fireplace with feature wood burner. Radiator.

#### Second Reception Room

Wooden double-glazed window to front elevation. Feature fireplace. Radiator.

### LOWER GROUND FLOOR

#### Entrance Hall

uPVC double-glazed door to entrance hall. Access to dining room and hallway. Radiator.

#### Hallway

Access to kitchen/breakfast room, storage cupboard and stairs rising to first floor.

#### Kitchen/Breakfast Room

uPVC double-glazed French doors to courtyard and two uPVC double-glazed windows to rear elevation. Range of wall and base units with appliances to include five ring gas hob, oven, sink with mixer tap and drainer, drinks fridge and integrated dishwasher. Space for washing machine and fridge/freezer.

#### Dining Room

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

#### Cloakroom

Low-level WC and wash hand basin. Heated towel rail.

### FIRST FLOOR



### Bedroom One

Two uPVC double-glazed windows to front elevation. Feature fireplace. Storage cupboard. Two radiators.

### Bedroom Three

uPVC double-glazed window to rear elevation. Feature fireplace. Storage cupboard. Radiator.

### Shower Room

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

## SECOND FLOOR

### Bedroom Two

Two uPVC double-glazed windows to front elevation. Feature fireplace. Storage cupboard. Two radiators.

### Bedroom Four

uPVC double-glazed window to rear elevation. Feature fireplace. 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 is accessed through the front

door, situated on the sought after Regent Street, as well as the front door there is also a courtyard providing access to the lower ground floor. Immediately off the kitchen there is a courtyard laid to gravel which provides an additional seating area off the kitchen. The rear garden is South facing and provides many different attributes, there is a lawned area with raised bed and pond, barked area ideal for children's play space and a patio at the back for alfresco dining. Additionally, there is a sizeable outbuilding with power and light, it has recently had a new roof. There are two parking spaces at the rear of the property and permit parking available to the front, subject to availability and further charge.

### 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: D.

Local authority and rates: Stroud District Council - £2,421.63 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

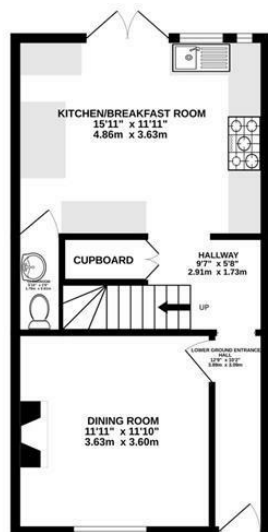
Broadband speed: 18 Mbps (basic), 80

Mbps (superfast) and 10,000 Mbps (ultrafast).

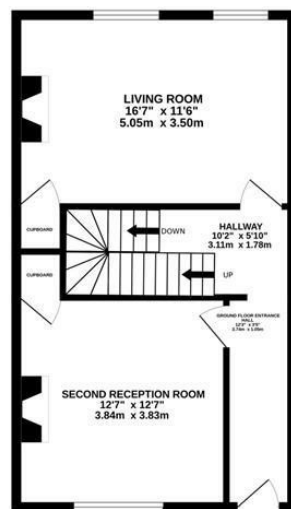
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



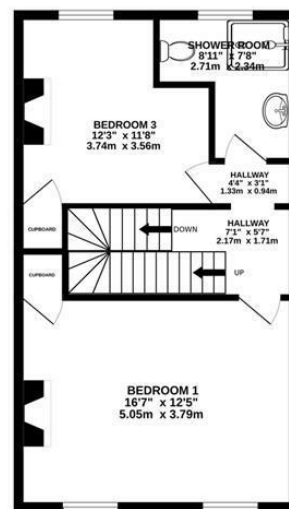
LOWER GROUND FLOOR  
438 sq.ft. (40.6 sq.m.) approx.



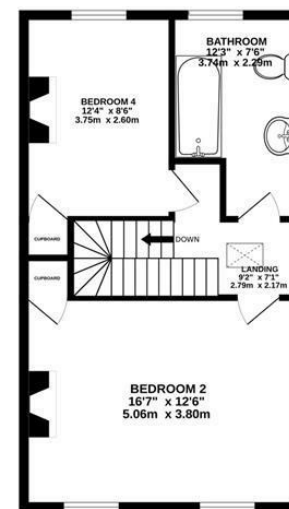
GROUND FLOOR  
470 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



EXTERNAL OUTBUILDING  
191 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 2055 sq.ft. (191.0 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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