Gloucester Road, Stonehouse GL10 2HE

£172,500

naylor powell

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• Semi-detached character cottage • Two double bedrooms • Accommodation set over three floors • Practical utility area • Low-maintenance courtyard • Close proximity to local amenities • Chain free • Freehold • Council tax A (£1,693.45) • EPC rating E43

£172,500

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Kitchen
Wooden front door leading to kitchen. uPVC double glazed window to the front elevation, a range of wall and base units with Belfast sink, integrated electric four ring hob and oven with extractor over. Air conditioning unit. Radiator.

Utility
uPVC double glazed window to rear elevation, plumbing for washing machine and space for fridge freezer.

Bathroom
uPVC double glazed window to side elevation, bath with shower over, low level WC and pedestal wash hand basin. Radiator.

Living Room
uVPC double glazed window to both front and rear elevations with stairs rising to the first floor, electric fire. Radiator.

Bedroom One
uVPC double glazed window to front elevation, cupboard. Radiator.

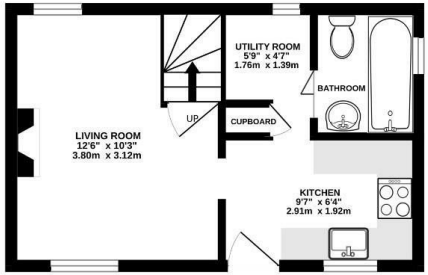
Bedroom Two
uVPC double glazed window to side elevation. Radiator.

Outside
The property has a low-maintenance front, side and rear courtyard, providing a shed and coming complete with raised beds.

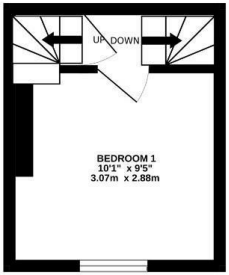
Location
The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. The property is approximately 2 miles to Junction 13 of the M5 motorway, providing access to Gloucester, Cheltenham, and Bristol. 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. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services.

Material Information
Tenure: Freehold.
Council tax band: A.
Local authority and rates: Stroud District Council -

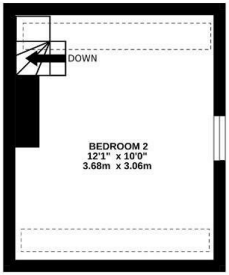
GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR
124 sq.ft. (11.5 sq.m.) approx.



2ND FLOOR
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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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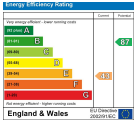
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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