



**Canberra, Stonehouse GL10 2PR**

**£289,950**



## Canberra, Stonehouse GL10 2PR

• End terrace house • Three double bedrooms • Three reception rooms • Opportunity to add your own stamp • East facing rear garden • Driveway for three vehicles and garage with electric door • Chain free • Freehold • Council tax band C (£2,257.93) • EPC rating TBC

**£289,950**



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

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**www.naylorpowell.com**

### Entrance Hall

Metal door to entrance hall. Access to garage, kitchen and wooden door to hallway.

### Hallway

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

### Living Room

Two sets of metal sliding door to conservatory. Feature fireplace. Radiator.

### Kitchen

uPVC double-glazed window to front elevation. Range of wall and base units with sink, mixer tap and drainer. Space for washing machine, freestanding cooker and under-counter fridge.

### Dining Room

uPVC double-glazed window to side elevation. Radiator.

### Conservatory

Metal sliding doors to garden and uPVC double-glazed windows surrounding. Radiator.

### Cloakroom

Low-level WC and wash hand basin.

### Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

### Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

### Outside

There is a paved driveway providing parking for three vehicles. The property also has an integral garage with power, light and an electric roller door. The rear garden is East facing and fully enclosed, it is laid to lawn with a patio, storage shed and gated side access.

### Location

The property is located just on the edge of 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.

### 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.

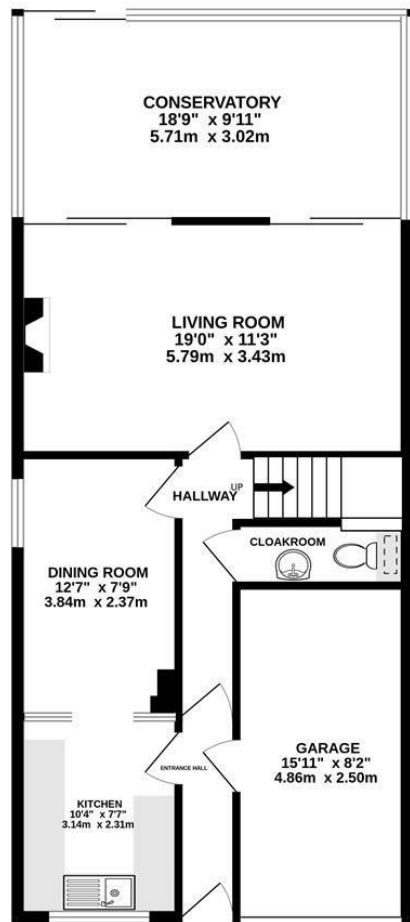
Heating: mains.

Broadband speed: 14 Mbps (basic), 80 Mbps (superfast) and 9,000 Mbps (ultrafast).

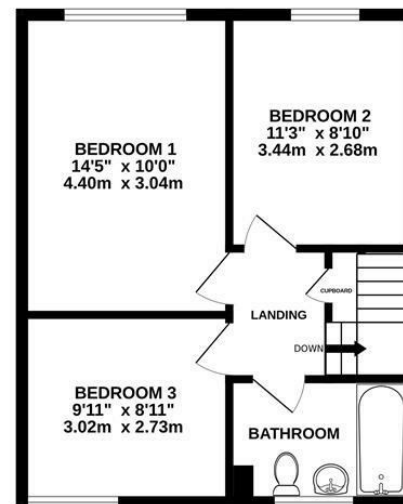
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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
192 (100)	A		
161-191	B		
129-160	C		
105-128	D		
81-104	E		
55-80	F		
35-54	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



