



**Ryelands Close, Stonehouse GL10 2PH**  
**£335,000**



## Ryelands Close, Stonehouse GL10 2PH

• Semi-detached house • Three bedrooms • Light and airy open plan kitchen/diner/family room • Cosy living room • Garden with space for family dining • Garage with driveway parking for several vehicles • Chain free • Freehold • Council tax band B (£1,883.49) • EPC rating D63



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

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www.naylorpowell.com

**£335,000**

### Entrance

uPVC door to entrance. Access to living room, kitchen/diner and stairs rising to the first floor. Radiator.

### Living Room

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

### Kitchen/Diner

Two uPVC double-glazed windows to side elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with appliances to include four ring induction hob, eye-level oven, integrated dishwasher and integrated fridge/freezer. There is a central island with enamel one bowl sink with mixer tap and drainer and three seater breakfast bar. The kitchen has space for a washing machine and an under-stairs storage cupboard. Radiator.

### Bedroom One

uPVC double-glazed window to side elevation. Wardrobes. Radiator.

### Bedroom Two

uPVC double-glazed window to side elevation. Storage cupboard. 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. Heated towel rail.

### Outside

The property benefits from a driveway with parking for several vehicles. The rear garden is full enclosed and mostly laid to lawn, there is a gravelled area ideal for alfresco dining and side access off the driveway. Additionally, there is a garage with power and light.

### 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 four miles to Junction 12 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: B.

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

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

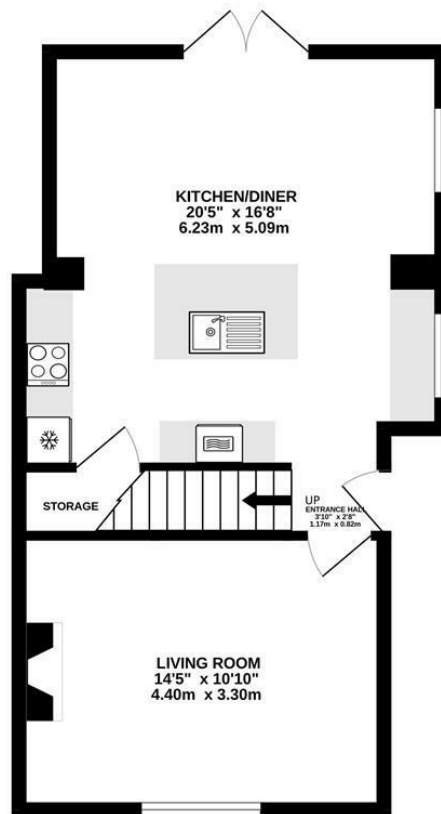
Heating: gas central heating.

Broadband speed: 15 Mbps (basic), 79 Mbps (superfast) and 10,000 Mbps (ultrafast).

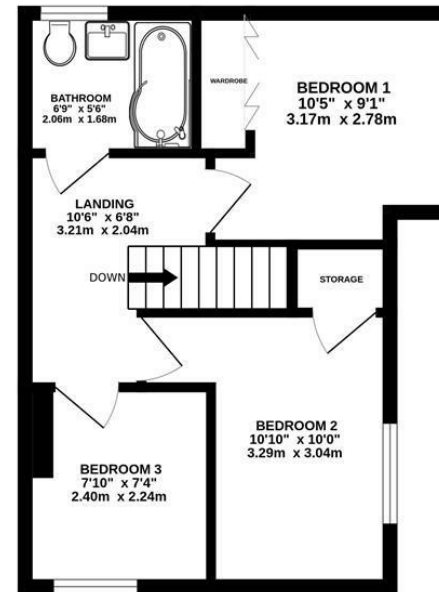
Mobile phone coverage: EE (Limited), Three, O2 (Limited) and Vodafone (Limited).



GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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