

# 47 Pheasant Mead, Stonehouse GL10 2EQ

**£265,000**

naylor powell

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• Semi-detached house • Two double bedrooms • Off road parking • Enclosed and low-maintenance rear garden • Garage benefitting from power and light • Close proximity to local amenities and travel links • Cul-de-sac location • Freehold • Council tax band B (£1,975.70) • EPC rating C72

**£265,000**

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

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**www.naylorpowell.com**

## Accommodation

The ground floor comprises a spacious living room with a staircase leading to the first floor. The kitchen/breakfast room is fitted with a range of units and work surfaces, an electric oven with space for a washing machine. A rear door provides access to the outside, while a window overlooking the garden allows plenty of natural light into the room.

The first floor comprises two well-proportioned bedrooms, both offering space for bedroom furniture and storage. The accommodation is completed by a family bathroom fitted with a bath and overhead shower, wash basin and WC.

## Outside

The property benefits from an enclosed rear garden, predominantly laid to gravel for ease of maintenance. There is a paved patio area adjoining the house, ideal for outdoor seating. To the front, the property offers a driveway providing off-road parking for one and a garage which has access from the garden.

## 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.

## Material information

Tenure: Freehold.
Council tax band: B.
Local authority and rates: Stroud District Council - £1975.70 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: Gas central heating
Broadband speed: 13 Mbps (basic), 80 Mbps (superfast) and 2,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

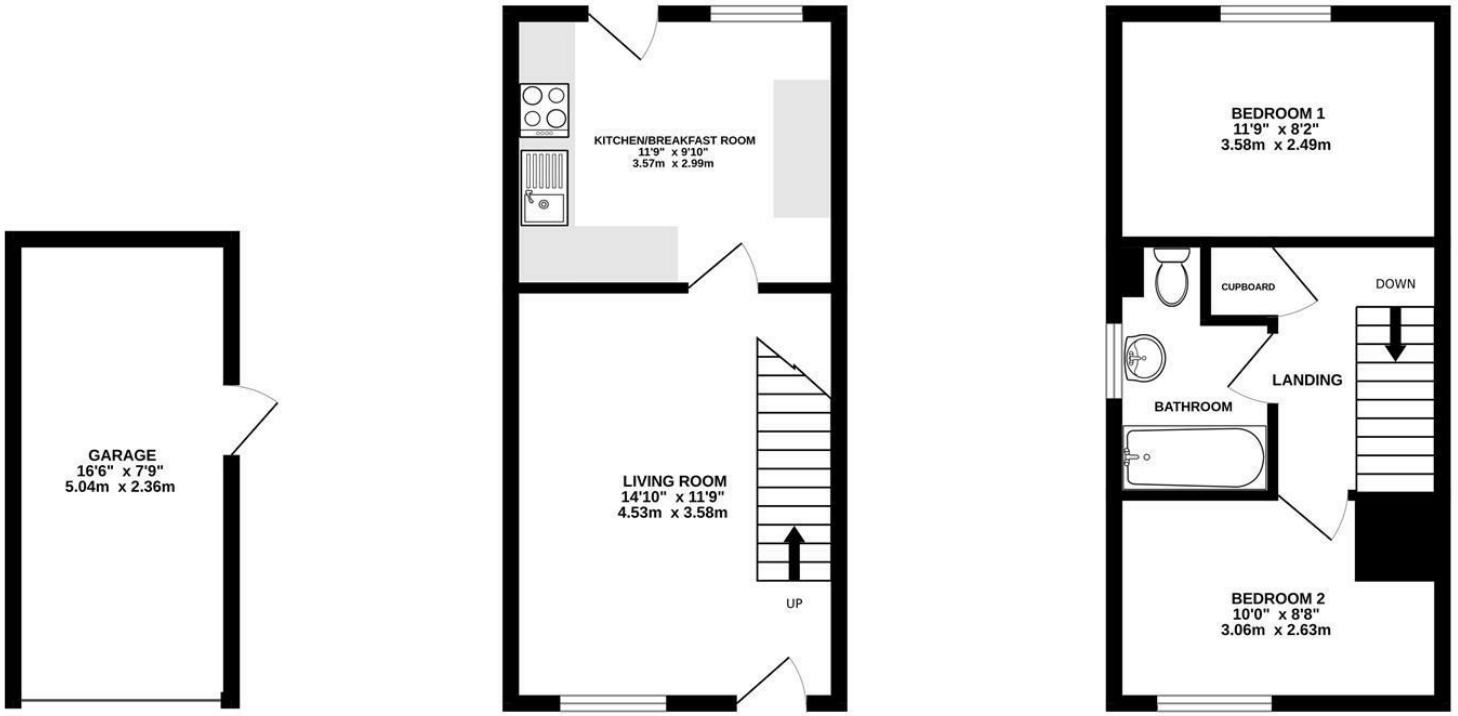




GARAGE
129 sq.ft. (12.0 sq.m.) approx.

GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.




TOTAL FLOOR AREA : 698 sq.ft. (64.8 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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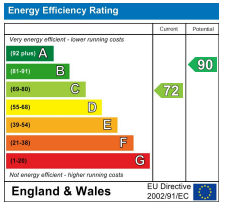


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