



**Great Oldbury Drive, Stonehouse GL10 3XH**

**£349,950**

**NP** naylor powell

# Great Oldbury Drive, Stonehouse GL10 3XH

- Beautifully presented end terrace eco Town House constructed by Bovis Homes
- Three tastefully decorated double bedrooms with ample space for the growing family
- Generous master suite with en-suite shower room and wardrobes
- Immaculately presented throughout with upgraded appliances in the kitchen
- Enclosed rear garden with rear access to the parking
- Off road parking for two vehicles and EV charger
- Approximately 9 years remaining on the NHBC warranty
- Freehold
- Council tax band C (£2,058.46)
- EPC rating B90

**£349,950**

## Entrance Hall

Composite door to entrance hall. Access to living room and stairs rising to the first floor. Radiator.

## Living Room

uPVC double-glazed window to front elevation. Radiator.

## Kitchen/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with upgraded Bosch appliances to include one and a half bowl sink with mixer tap and drainer, integrated washing machine and dishwasher, as well as a four ring gas hob and oven. Storage cupboard with electric. Radiator.

## Cloakroom

uPVC double-glazed window to side elevation. Low-level WC and wash hand basin. Radiator.

## Bedroom One

uPVC double-glazed window to front elevation. Dressing area with fitted wardrobes. Radiator.

## En-Suite Shower Room

Double-glazed sky light to rear elevation. Low-level WC, wash hand basin and walk in shower. Radiator.

## Bedroom Two

uPVC double-glazed window to rear elevation. Fitted mirrored wardrobes and an additional storage cupboard. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

## Bathroom

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

## Outside

The property has parking at the rear for two vehicles and benefits from an EV charging point. The garden is fully enclosed with gated access to the parking. It is mostly laid to lawn with a patio and gravel area, ideal for seating.

## Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. 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.

There may be a service charge when the development is complete.

There is approximately 9 years remaining on the NHBC warranty.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,058.46 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 19 Mbps (basic) and 1,800 Mbps (superfast).

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



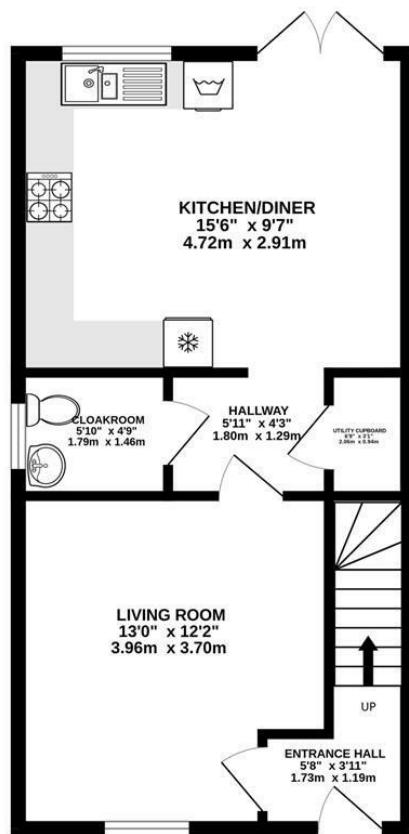
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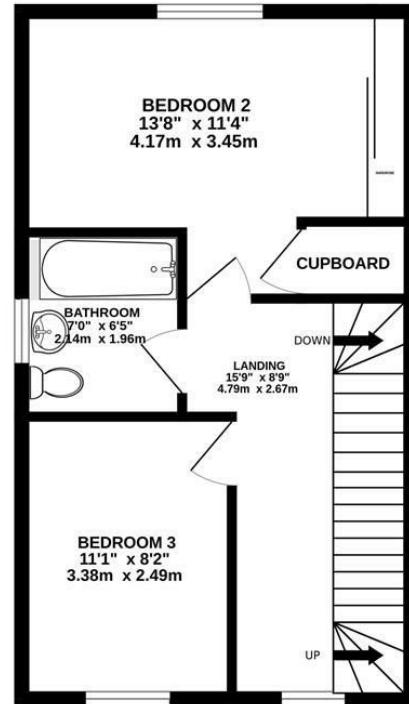
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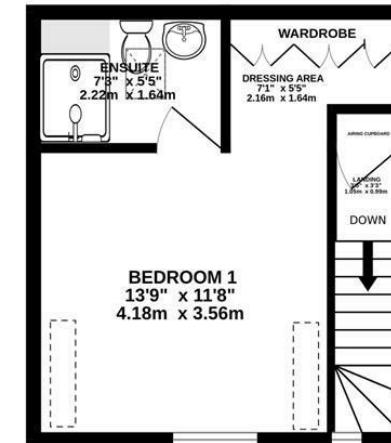
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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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.

