

73 Ryelands Road, Stonehouse GL10 2PG

£320,000

naylor powell

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• Semi-detached bungalow • Three bedrooms • Versatile accommodation • Single garage • Good size garden • Close to local amenities • Chain free • Freehold • Council tax band B (1,975.70) • EPC rating D57

£320,000

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

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Accommodation

The ground floor offers well-proportioned living accommodation, comprising an entrance hallway, a spacious living room featuring a fireplace and sliding doors opening into the conservatory, providing an excellent additional reception space with views over the rear garden. There is also a separate dining room, ideal for family meals and entertaining (this can also be used as a bedroom), alongside a fitted kitchen offering a range of wall and base units, ample worktop space and space for appliances. The shower room comes complete with stand-alone shower, vanity sink and low level WC. Overall, the ground floor provides a practical layout with plenty of space for both everyday family living and entertaining.

A spacious attic bedroom featuring a sloping ceiling, neutral décor and fitted carpeting throughout. The room benefits from plenty of natural light. There is ample space for bedroom furniture, creating a generously sized additional bedroom. The room further benefits from eaves storage.

Outside

The property benefits from a generous frontage providing ample off-road parking, leading to a single garage offering additional storage or parking. To the rear, there is a beautifully maintained and enclosed garden, predominantly laid to lawn with established shrub borders, mature planting and paved pathways. Further benefits include a gravelled seating area, greenhouse and timber garden sheds, providing excellent outdoor space for both relaxing and entertaining.

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.

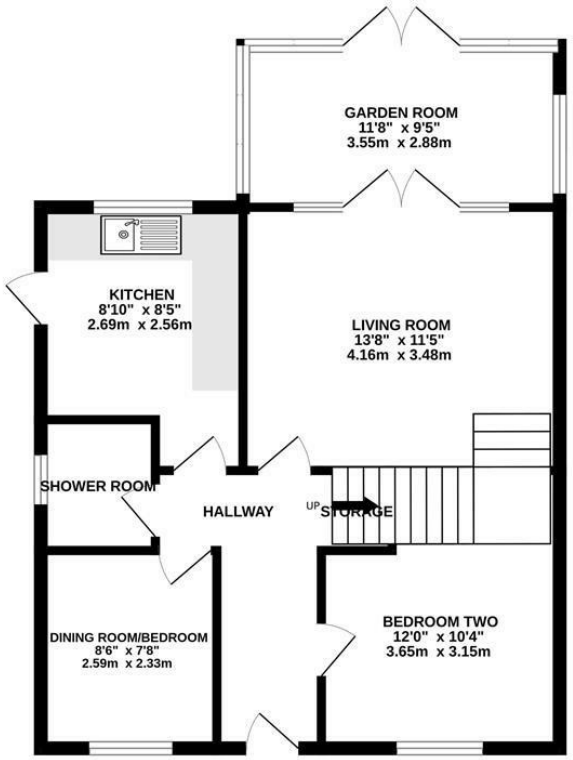
Material Information

Tenure: Freehold.
Council tax band: B.
Local authority and rates: Stroud District Council - £1,975.70)2025/26).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 15 Mbps (basic), 49 Mbps (superfast) and £1,800 (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

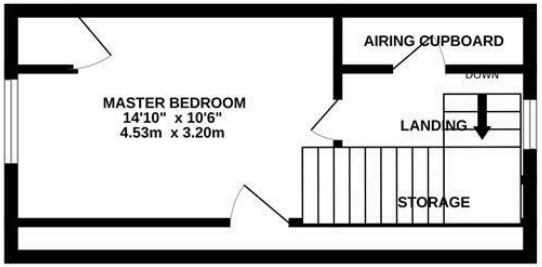




GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



GL10 2PG!

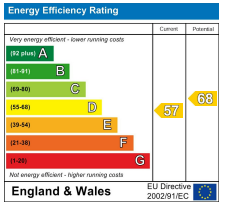
TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

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.



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