



**Cyril Cowley Close, Stonehouse GL10 3WL**  
**£310,000**





# Cyril Cowley Close, Stonehouse GL10 3WL

• Semi-detached house • Three bedrooms • Enclosed rear garden with side access • Two allocated parking spaces at the front of the property • Chain free • There is currently no management fee payable, however it may be introduced when the estate is completed and handed over. • The property has approximately 7 years remaining of the NHBC warranty • Freehold • Council tax band C (£2,058.46) • EPC rating B84



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

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www.naylorpowell.com

£310,000

## Entrance Hall

Composite door to entrance hall. Access to ground floor accommodation and stairs rising to the first floor. Radiator.

## Living Room

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to garden. Under-stairs storage cupboard. Radiator.

## Kitchen/Diner

uPVC double-glazed window to front elevation. Range of wall and base units with appliances to include four ring gas hob, oven and stainless steel sink with mixer tap and drainer. Space for washing machine and fridge/freezer. Radiator.

## Cloakroom

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

## Bedroom One

uPVC double-glazed window to front elevation. Access to en-suite. Radiator.

## En-Suite Shower Room

Low-level WC, wash hand basin and walk in shower. Radiator.

## Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

## Bathroom

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

## Outside

The property has two allocated parking spaces to the front of the property. The rear garden is fully enclosed with side access. The

garden is mostly laid to lawn with a patio space, ideal for alfresco dining.

## Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities and amenities include a Co-op with post office, restaurants and primary and secondary schools. The property is within 0.5 mile of 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 - £2,058.46 (2025/26).

There is currently no management fee payable, however it may be introduced when the estate is completed and handed over.

The property has approximately 7 years remaining of the NHBC warranty

Electricity supply: mains.

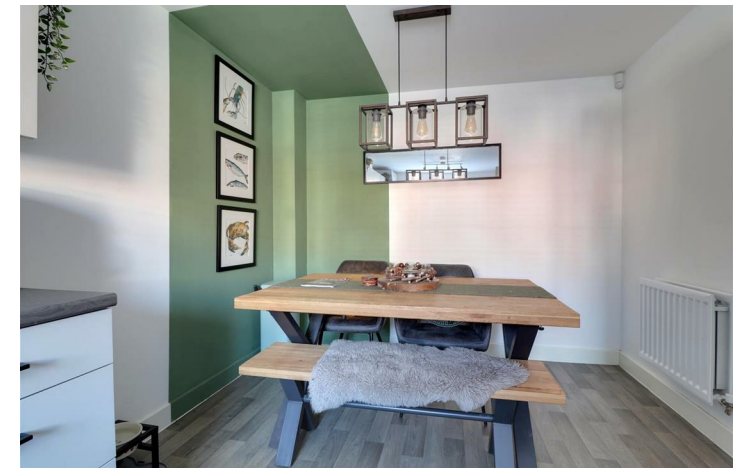
Water supply: mains.

Sewerage: mains.

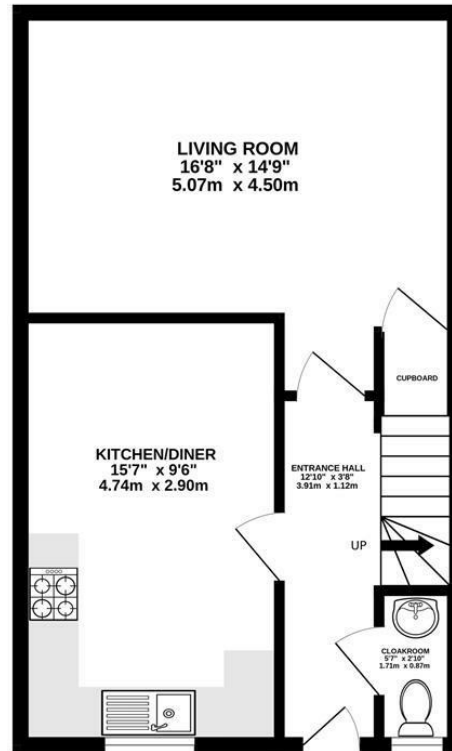
Heating: gas central heating.

Broadband speed: 24 Mbps (basic) and 10,000 Mbps (ultrafast).

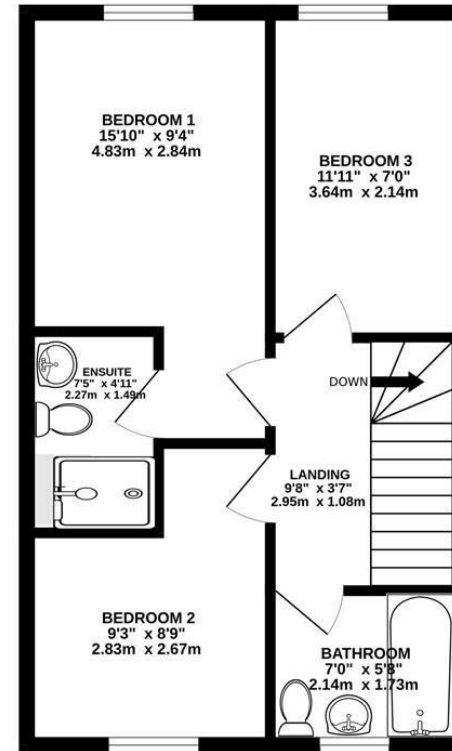
Mobile phone coverage: EE, Three (limited), O2 (limited) and Vodafone (limited).



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.8 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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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.

