



**Anderson Drive, Stonehouse GL10 2QL**

**£349,950**



## Anderson Drive, Stonehouse GL10 2QL

• Detached house with three reception rooms • Three bedrooms • Opportunity to add your own stamp • Situated in the sought after cul-de-sac of Anderson Drive • South facing rear garden • Garage and off road parking for two vehicles • Chain free • Freehold • Council tax band D (£2,421.63) • EPC rating TBC

**£349,950**



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

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**www.naylorpowell.com**

### Entrance Hall

Wooden door to entrance hall. Access to living room, kitchen/breakfast room and stairs rising to the first floor.

### Living Room

Wooden single-glazed window to front elevation. Access to dining room. Electric fire.

### Kitchen/Breakfast Room

uPVC double-glazed window to side and front elevation and uPVC door to garden. Range of wall and base units with double sink, mixer tap and drainer. Space for washing machine, fridge/freezer, dishwasher and oven. Storage space with meters. Radiator.

### Dining Room

Access to conservatory and kitchen/breakfast room. Under-stairs storage cupboard. Radiator.

### Conservatory

uPVC double-glazed windows surrounding and door to rear garden. Radiator.

### Bedroom One

Wooden single-glazed window to front elevation. Radiator.

### Bedroom Two

Wooden single-glazed window to rear elevation. Storage unit.

### Bedroom Three

Wooden single-glazed window to front elevation.

### Bathroom

Wooden single-glazed window to rear elevation. Low-level WC, wash hand basin and corner shower cubicle. Heated towel rail.

### Outside

The property has a wrap around garden with hedge borders. There is a single detached garage and off-road parking for two vehicles. The garden is South facing and mostly laid to lawn with a patio off the conservatory. The property has gated access to the local footpath.

### Location

The property is close to Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately 4 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. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services.

### Material Information

Tenure: Freehold.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,421.63 (2025/26).

Gas: mains.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

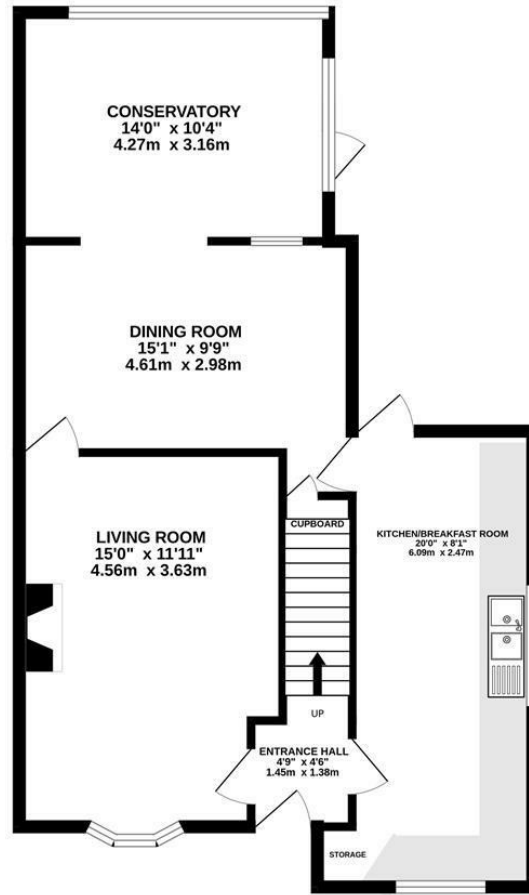
Heating: stand alone heaters and electric fire in the living room.

Broadband speed: 16 Mbps (basic) and 53 Mbps (superfast).

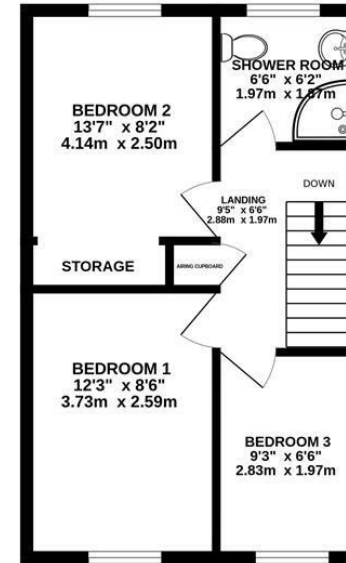
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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.  
Made with Metropix 62025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-110	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



