



**Melbourne Drive, Stonehouse GL10 2PJ**  
**£270,000**





## Melbourne Drive, Stonehouse GL10 2PJ

• Semi-detached bungalow • Two bedrooms • Recently decorated and newly fitted flooring • Rear garden • Driveway parking for two vehicles • Single garage • Chain free • Freehold • Council tax band C (£2,152.55) • EPC rating E53

**£270,000**



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

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### Entrance Hall

uPVC door to entrance hall. Access to accommodation.

### Living Room

uPVC double-glazed window to front elevation. Electric radiator.

### Kitchen

uPVC double-glazed window and door to conservatory. Range of wall and base units with appliances to include sink with mixer tap and drainer, oven and four ring electric hob. Space for fridge/freezer. Cupboard.

### Conservatory

uPVC double-glazed door to garden and windows surrounding. Space and plumbing for washing machine.

### Bedroom One

uPVC double-glazed window to rear elevation. Electric radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Electric radiator.

### Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and walk in shower.

### Outside

The property benefits from driveway parking for three vehicles, there is also a front garden laid to lawn. The rear garden is mostly laid to patio with a gravelled area, it can

be accessed via the conservatory or driveway. There is a single garage.

### 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: C.

Local authority and rates: Stroud District Council - £2,152.55 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

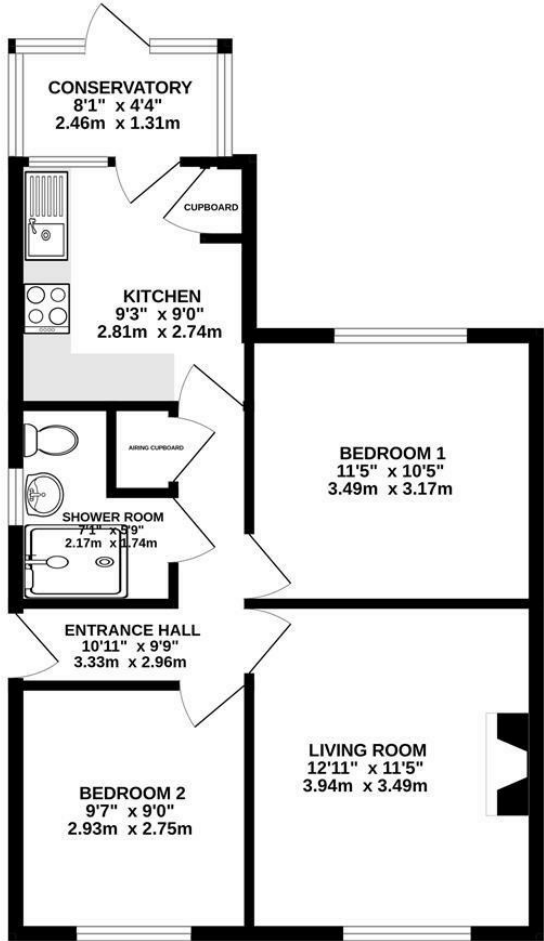
Heating: electric radiators. Mains gas is connected to the property so the option to change the heating system is available.

Broadband speed: 16 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

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



GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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