



**Avenue Terrace, Stonehouse GL10 3RE**  
**£265,000**



## Avenue Terrace, Stonehouse GL10 3RE

- Four generous sized bedrooms
- Abundance of character
- Large, mature garden
- Off road parking
- Sought after location
- EPC rating: D60

**£265,000**

### Accommodation

You are welcomed into this home, into the useful entrance porch that leads into the living room. The characterful living room boasts solid wood flooring and a feature wood burner. The hardwood floors lead effortlessly into the dining area, that offers stairs to the first floor, a secondary feature wood burner and entrance into the kitchen. The kitchen comprises matching wall and base units with solid work surface over, a Belfast style ceramic sink, oven, and gas hob. There is also space for a washing machine, tumble drier, dishwasher and American style fridge freezer. To the rear of the property, the useful utility room, with built in storage and bathroom can be found. The bathroom comprises bath with shower over, WC and sink, as well as a window to the rear elevation. On the first floor, two double bedrooms with built in storage can be found. The master bedroom benefits from a characteristic, Victorian fireplace. On the second floor, two further bedrooms can be found, both of which are generous in size.

### Outside

To the front of the property, there is a driveway for multiple vehicles. There is also a useful path and side entrance to the garden. To the rear of the property, there is a wonderfully large garden. The garden offers a generous patio and decking area with an abundance of space for alfresco dining. Further into the garden, a range of mature shrubs and plants can be found, with hidden

seating areas. At the bottom of the garden there is a useful area for sheds and outdoor storage.

### Location

The property is located on the edge of Stonehouse town and is situated approximately three miles west of Stroud and twelve miles south of Gloucester. Local facilities in the town include a Co-op with a post office, several restaurants, a variety of shops, a building society, primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. Junction 13 of the M5 motorway, is approximately 2.5 miles providing easy access to Gloucester, Bristol and Cheltenham.

### Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

Stroud District Council. Tax band B. £1,586.11

### Directions

From the Horse Trough roundabout, exit onto the Bristol Road. continue for 0.8 miles. Then turn right, turn immediately left, onto Avenue Terrace. The property will be found shortly afterwards on the right hand side.



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

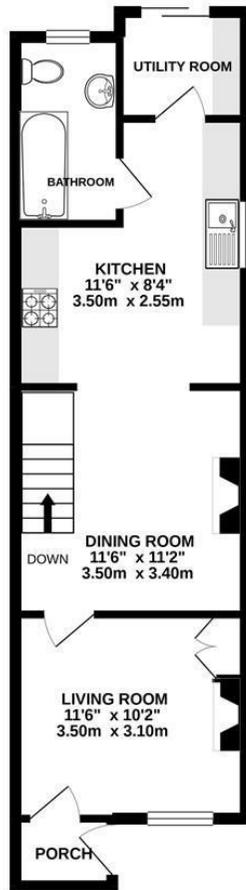
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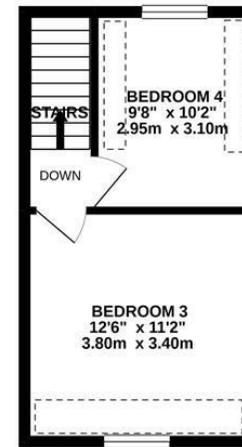
GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



2ND FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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