



74 Renard Rise, Stonehouse GL10 2BT
Offers In The Region Of £265,000



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- Three-bedroom family home
- Versatile living space
- Popular cul-de-sac location
- Garage and parking
- Double fronted with bay windows
- EPC rating B81



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

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Offers In The Region Of £265,000

Accommodation

You are welcomed into this property into the spacious entrance hall, which features doors to the ground floor accommodation, stairs to the first floor, the WC, and a door to the garden. On the left-hand side, the spacious kitchen can be found that comprises matching wall and base units, with a range of integrated appliances, including fridge freezer, dishwasher, and oven with gas hob over. The kitchen offers ceramic tiled flooring that floats effortlessly into the spacious dining area and feature bay window. On the right-hand side of the property is the living room. This room boasts plenty of natural light, thanks to the French doors that lead to the garden and the large bay window to the front elevation. The living room is spacious in size and can offer versatile accommodation. On the first floor, the master bedroom can be found. The master offers a large window to the front elevation and an ensuite, that comprises shower, WC, and sink. The second bedroom is generous in size and offers a built-in wardrobe and access to the airing cupboard. The second and third bedrooms are serviced by the family bathroom that comprises bath, WC, and sink.

Outside

This property is set back from the road with a small

front garden that is mainly gravelled with a patio path leading to the front door. The rear garden is mostly laid to lawn and benefits from a large patio area. The garden is fully enclosed with panelled fencing and a gate. Nearby to the property is a single garage and parking space.

Location

The property is located on the Dove Hill development which is approximately three miles West of Stroud and twelve miles South of Gloucestershire. Situated in its fantastic location, Stonehouse High Street is right on your door step, with exceptional schools nearby including Wycliffe College and Stonehouse train station only two minutes away.

Tenure, Services and Local Authority

Freehold.

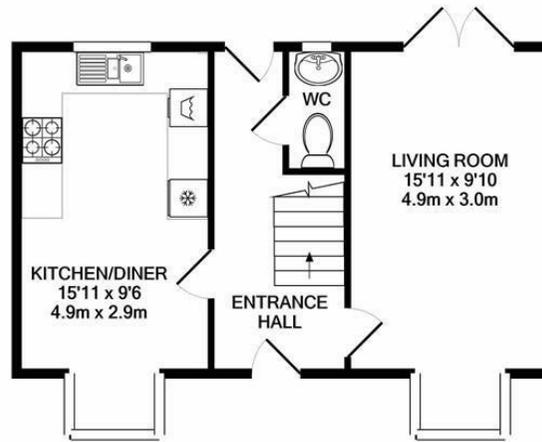
All mains services are believed to be connected to the property.

Stroud District Council. Tax Band C. £1,721.08

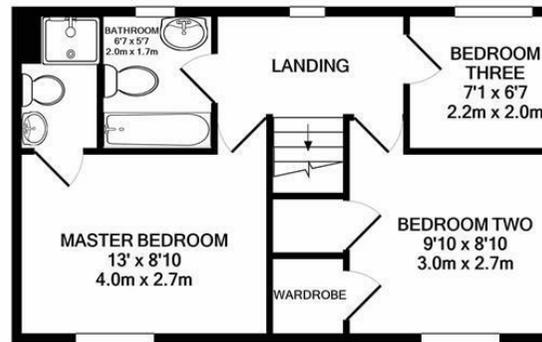
Directions

From our office in Stonehouse, turn right onto the Bath Road and at the Horse Trough roundabout, take the first exit onto the Ebley Road. Follow the road and then take a left onto Renard Rise. Then turn right and the property will be found shortly afterwards on the right hand side.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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
192 (100)	A		
161-191	B		
129-160	C		
105-128	D		
81-104	E		
55-80	F		
35-54	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



