



Verney Road, Stonehouse GL10 2QB

£400,000



Verney Road, Stonehouse GL10 2QB

- Beautiful character property
- Four bedroom semi-detached home
- Off-road parking for two vehicles
- Enclosed rear garden
- Conveniently located near to the train station and local amenities
- Modernised throughout by current owners
- EPC: D56
- Tax band C: £1,868.79 (2022/20223).

£400,000

Accommodation

You are welcomed into this property via the entrance hall with a door leading to the dining room and stairs leading to the first floor. The living room, dining room and kitchen are open plan giving a light and airy feel to the space. The living room has a feature fireplace with wood burning stove and wooden flooring. The dining room leads on from the living room and features an exposed brick fireplace, wooden flooring and an under stairs cupboard with power and lighting to add to the storage of this property. The kitchen is situated off the dining room and has a range of wall and base units with work surface over, a Belfast sink, Quooker tap, an induction hob and eye level double oven. The flooring is tiled in the kitchen area. Leading on from the kitchen is a useful utility area with space for a washing machine and tumble dryer as well as a door leading out to the patio area of the garden. At the rear of the property on the ground floor is a useful cloakroom with WC and pedestal wash handbasin.

On the first floor there is one double bedroom, two singles and a bathroom. Bedroom one is situated to the front of the property and has a feature fireplace, whilst bedrooms three and four overlook the rear garden. The bathroom is mostly tiled and comprises of a white suite to include a P shaped bath with shower over, a low level WC, a pedestal wash handbasin and a heated towel rail.

Bedroom two can be found on the second floor with exposed brickwork and velux windows on either side of the room which allows plenty of light to flood in.

Outside

To the front of the property, there is a block paved driveway providing off-road parking for two vehicle and an EV charge point. There is a side gated access to the rear garden which provides a split level garden. A patio area close to the property provides an outside entertainment space and a useful storage shed that provides both power and heating. Steps lead up to an enclosed lawned area which also provides another seating area, and power with sockets situated at the top end of the garden.

Location

The property is located centrally in Stonehouse town. Local facilities include several supermarkets, restaurants, post office, primary and secondary schools. The town is close to the M5 motorway. 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.

Tenure, Services and Local Authority

Freehold

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

Stroud District Council - Tax Band C: £1,868.79 (2022/20223).

Directions

From our office in Stonehouse, turn left onto the High Street and then take your first right onto Queens Road. Go underneath the railway bridge, follow the road round to your right where Verney Road is the first road on the left and the property is the first on the right.



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GROUND FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 188 SQ.FT.
(17.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)

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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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.



