



**Alfred Underwood Way, Stonehouse GL10 3FJ**  
**Offers Over £300,000**



## Alfred Underwood Way, Stonehouse GL10 3FJ

- Semi-detached David Wilson property
- Still under the NHBC warranty
- Open plan kitchen/diner
- En-suite to master bedroom
- Off-road parking for two vehicles
- Tastefully decorated throughout
- Chain free
- EPC Rating B84



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

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### Offers Over £300,000

#### Accommodation

From the entrance hall to the property there are doors to the kitchen/diner and WC, as well as stairs rising to the first floor. The kitchen/diner has a dual aspect providing a light and airy entertainment space. There is a range of wall and base units with an abundance of integrated appliances to include a gas hob with extractor over, electric oven, dishwasher, washer/dryer and fridge freezer. The living room leads on from the kitchen and overlooks the garden area, being accessed via patio doors. The downstairs WC has a low level WC and pedestal wash hand basin. On the first floor, there are two double bedrooms and a single room. The master bedroom has an ensuite shower room with pedestal wash hand basin and low level WC. The family bathroom provides a white suite comprising of a bath with shower over, a low level WC and a pedestal wash hand basin. There is loft access and storage cupboard on the landing.

#### Outside

To the side of the property there is tandem off-road parking for two vehicles and gated access to the rear garden which is fully enclosed and mainly laid to lawn, offering low maintenance entertainment space.

#### Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities and amenities include a Co-op with post office, restaurants and primary

and secondary schools. The property is within 0.5 mile of Junction 13 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.

#### Tenure, Services and Local Authority

Freehold

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

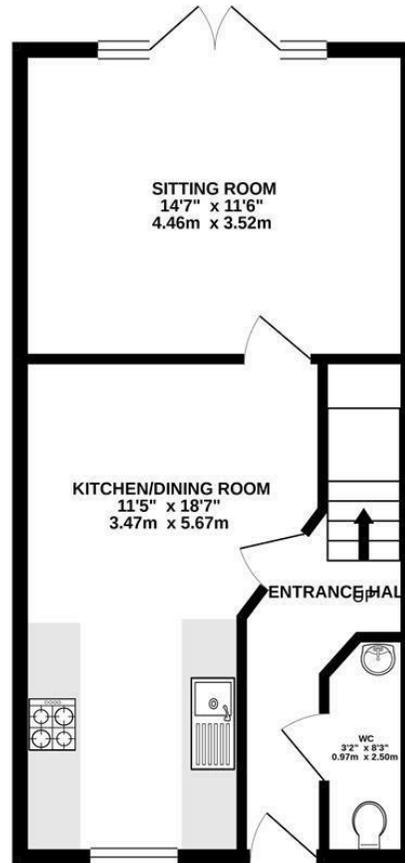
Stroud District Council: Tax Band C: £1,775.51

#### Directions

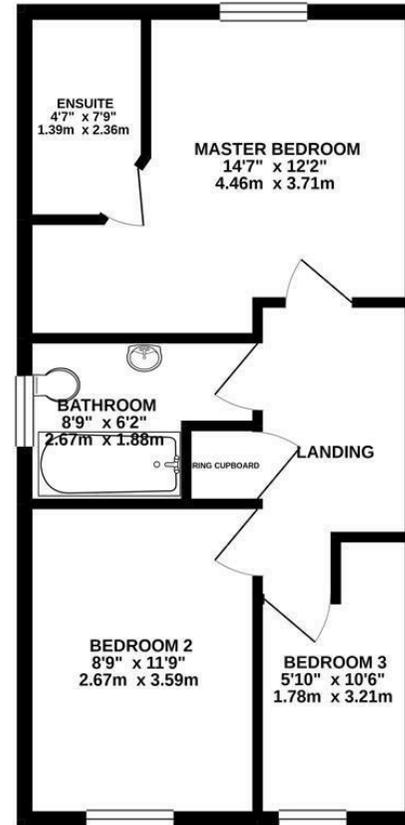
From our office in Stonehouse, follow the Bath Road to the Horsetrough roundabout and take the third exit on to the Bristol Road and continue along this road which turns into the A419. Follow this road and proceed over two roundabouts until you reach the third. At this roundabout, take the third exit, keeping the Shell garage on your left hand side continue along the road and take the second left on to Alfred Underwood Way where the property will be found on your right hand side.



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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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.

