



**High Street, Stonehouse GL10 2PN**  
**Offers Over £195,000**



## High Street, Stonehouse GL10 2PN

- Delightful character cottage
- Mature garden
- Close to local amenities
- Recently renovated
- Chain free
- EPC Rating D63



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

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### Offers Over £195,000

#### Accommodation

A useful porch welcomes you into this home and provides a doorway into the living room. The living room is generous in size, with a large window to the front elevation. There is a chimney breast with space for a wood burner or open fire. The living room leads to the recently renovated kitchen, that comprises matching wall and base units, electric oven with hob and one bowl inset stainless steel sink. The kitchen offers a large understairs cupboard and a door to the courtyard. On the first floor there is a fully modernised bathroom, that comprises three-piece vanity suite, a double bedroom with built in wardrobes and a spacious landing with a window overlooking the nearby greenery. On the second floor, there is a generous master bedroom with a characterful exposed brick chimney breast, built in wardrobes and storage and dual aspect windows, both with lovely outlooks.

#### Outside

To the front of the property, there is a generous garden that has been lovingly maintained and boasts a range of mature trees and shrubs, as well as fruit trees and bushes. There are raised

beds and a large shed. To the rear of the property there is a fully enclosed courtyard.

#### Situation

The property is located centrally in Stonehouse town, within easy reach of local amenities including a Co-op with a post office, restaurants, primary and secondary schools. Junction 13 of the M5 motorway is just under 3 miles. 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.

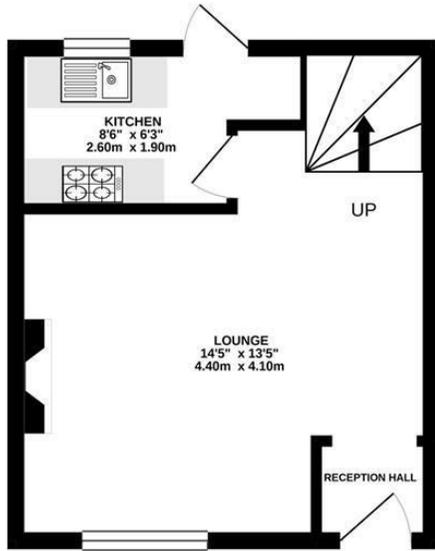
Stroud District Council. Tax Band B. £1,586.11.

#### Directions

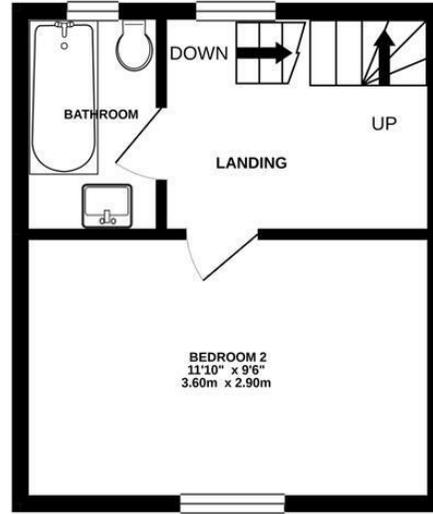
From our office in Stonehouse, turn left onto the High Street. Follow this road for approximately 0.2 miles. Turn left onto Chapel Row. Follow the path towards the end of the terrace and the property will be found on the right-hand side shortly afterwards.



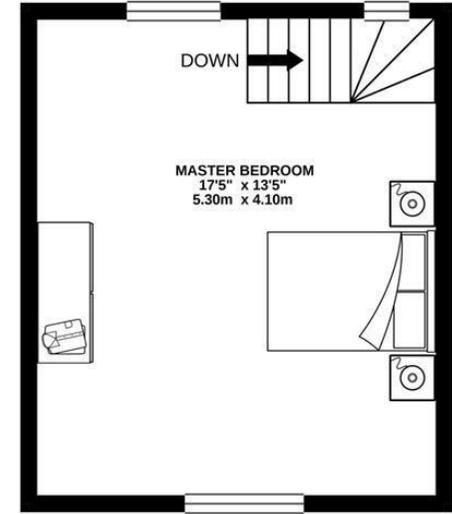
GROUND FLOOR  
245 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



2ND FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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.

