



**Avenue Terrace, Stonehouse GL10 3RE**  
**£283,000**





## Avenue Terrace, Stonehouse GL10 3RE

• End of terrace house • Three bedrooms • Open plan kitchen/diner • Utility room • Enclosed rear garden • Off-road parking • Chain free • Freehold • Council tax band (£1,714.12) • EPC rating D58



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

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www.naylorpowell.com

**£283,000**

### Porch

Window to front aspect and door to ground floor accommodation.

### Living/dining room

Grey carpet flooring, two radiators, gas fireplace, double glazed window to front aspect, stairs to first floor.

### Kitchen

Click board flooring, range of wall and base units, roll top work surface, space for cooker with extractor over head, sink. Radiator unit, skylights, doors to utility and rear garden.

### WC/Utility

Low level WC, plumbing for washing machine and tumble dryer, boiler, double glazed window to rear aspect.

### Bedroom One

Grey carpet flooring, double glazed window to front aspect, radiator, built in wardrobe.

### Bathroom

Tiled flooring, bath, corner shower enclosure, low level WC, wash hand basin, radiator, heated towel rail and double glazed window to rear aspect.

### Bedroom Two

Grey carpet flooring, double glazed window to rear aspect, radiator.

### Bedroom Three

Grey carpet flooring, double glazed window to front aspect, radiator.

### Outside

Driveway to the front providing off road parking. Enclosed rear garden mainly laid to lawn with patio area perfect for alfresco dining.

### Location

The property is located on the edge of Stonehouse town and is situated approximately three miles west of Stroud. Local facilities in the town include a Co-op with a post office, several restaurants, a variety of shops, 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.

### Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,714.12 (2023/24).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

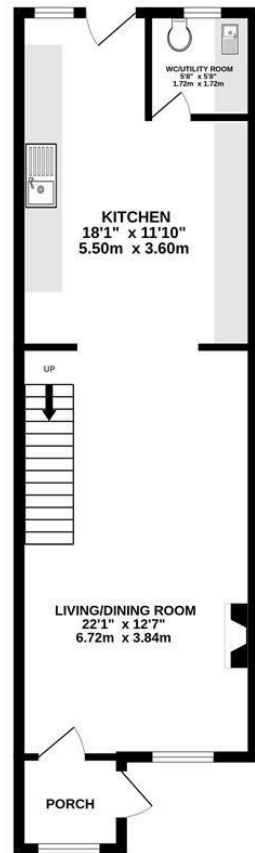
Heating: gas central heating.

Broadband speed: 15 Mbps (basic) and 80 Mbps (superfast).

Mobile phone coverage: EE, Three, O2 and Vodafone.



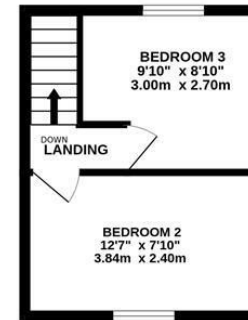
GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



2ND FLOOR  
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 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.

