



**17 Arthur Keene Close, Stonehouse GL10 3ST**  
**£279,950**



## 17 Arthur Keene Close, Stonehouse GL10 3ST

• Mid-terrace house built by Redrow • Two sizeable bedrooms • Immaculately presented throughout • Enclosed and landscaped rear garden • Two parking spaces to the front • Opportunity to purchase a 70% share or 100% freehold • There may be a service charge when the development is complete • Freehold • Council tax band TBC • EPC rating B85



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

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www.naylorpowell.com

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### Entrance Hall

Composite door to entrance hall. Access to kitchen, living room/diner, cloakroom, understairs storage cupboard and stairs rising to the first floor. Radiator.

### Living Room/Diner

Composite door to garden and uPVC double-glazed window to rear elevation. Radiator.

### Kitchen

uPVC double-glazed window to front elevation. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring gas hob and oven. Space for fridge/freezer, washing machine and removal cupboard to provide space for dishwasher.

### Cloakroom

Low-level WC and wash hand basin. Radiator.

### Bedroom One

Two uPVC double-glazed windows to rear elevation. Built-in wardrobes. Radiator.

### Bedroom Two

uPVC double-glazed windows to front elevation. Low-level WC, wash hand basin and bath with shower over. Airing cupboard. Heated towel rail.

### Bathroom

uPVC double-glazed windows to front elevation. Low-level WC, wash hand basin and bath with shower over. Airing cupboard. Heated towel rail.

### Outside

The property has two parking spaces to the front. The rear garden is tiered with a patio space ideal for seating. The lower tier is also laid to patio with a storage shed and rear access. There is a handy outside tap.

### Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles to Junction 12 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.

### Material Information

Tenure: Freehold.

There may be a service charge when the development is complete.

There is approximately 7 years remaining on the NHBC warranty.

Council tax band: Not currently banded.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 6 Mbps (basic), 45 Mbps (superfast) and 1,800 Mbps (ultrafast).

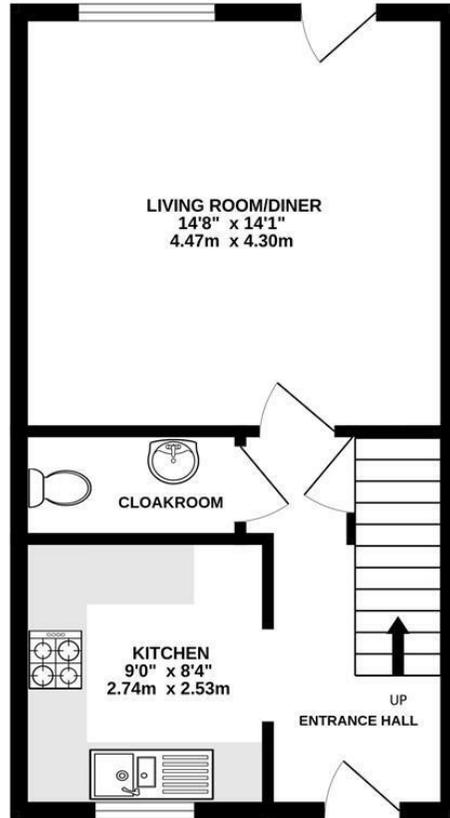
Mobile phone coverage: EE, Three, O2 and Vodafone.

### Agents Note

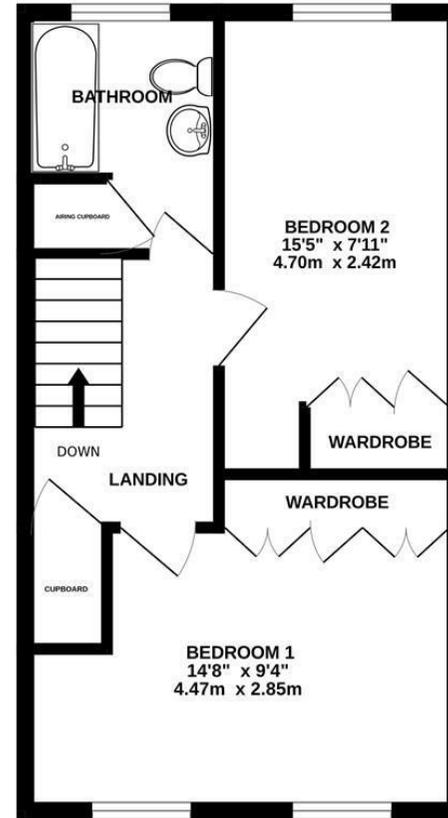
The current vendor owns a 70% share of the property on a leasehold basis. The remaining 30% will be purchased from Sovereign Network Group. The 100% share will be purchased as a Freehold. There may be costs associated to Sovereign Network Group during the process.



GROUND FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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.

