Elm Road, Stonehouse GL10 2NP

£295,000

naylor powell

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• Mid-terrace town house with sizeable accommodation • Spread across three floors giving plenty of space for a family • Three double bedrooms including master with en-suite and storage cupboard • Enclosed and low-maintenance garden with rear access • Driveway parking for two vehicles • Walking distance to local schools and shops • Available on a 50% leasehold share or 100% freehold share • Freehold • Council tax band C (£2,152.55) • EPC rating B85

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

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Entrance Hall
uPVC door to entrance hall. Access to living room, kitchen, cloakroom and stairs rising to the first floor. Radiator.

Living Room/Diner
uPVC double-glazed French doors to rear garden with windows either side. Access to kitchen. Two radiators.

Kitchen
uPVC double-glazed window to front elevation. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, four ring gas hob, oven, dishwasher and built-in fridge/freezer.

Cloakroom
uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Radiator.

Bedroom One
uPVC double-glazed window to rear elevation. Access to en-suite and storage cupboard. Radiator.

En-Suite Shower Room
uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and corner shower cubicle. Heated towel rail.

Bedroom Two
uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three
uPVC double-glazed window to front elevation. Radiator.

Bathroom
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Storage cupboard. Radiator.

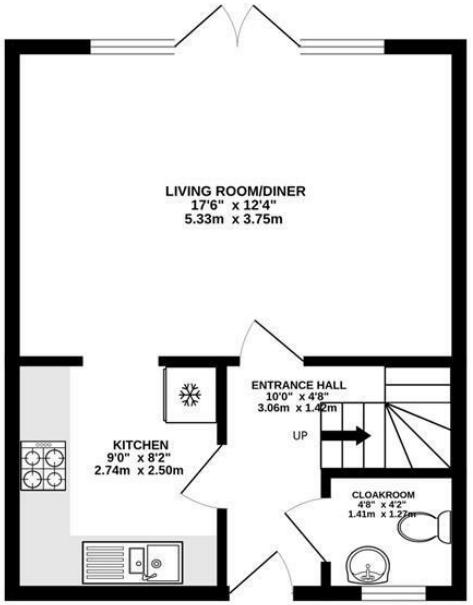
Outside
The front of the property has a gravelled driveway for two cars. The rear garden is fully enclosed, it is low-maintenance with AstroTurf and patio. There is a storage shed and gate to rear path.

Location
The property is located just on the edge of Stonehouse town. 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.

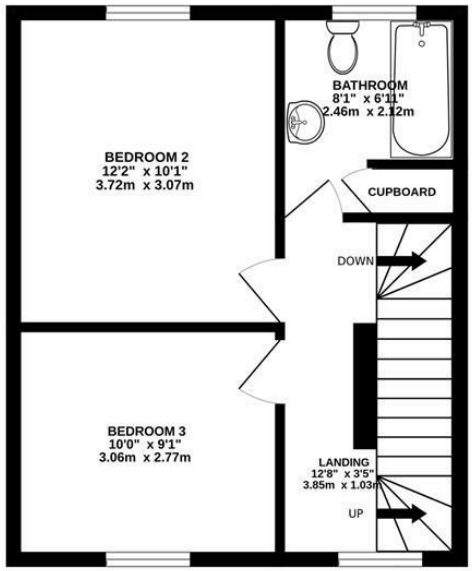
Material Information
Tenure: Freehold.
Council tax band: C.
Local authority and rates: Stroud District Council - £2,152.55 (2025/26).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central.
Broadband speed: 15 Mbps (basic) and 57 Mbps (superfast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

Agents Note
This property is currently operating on a 50% shared ownership scheme. The purchaser will be purchasing the 50% share and staircasing the remaining 50% share during the conveyancing.

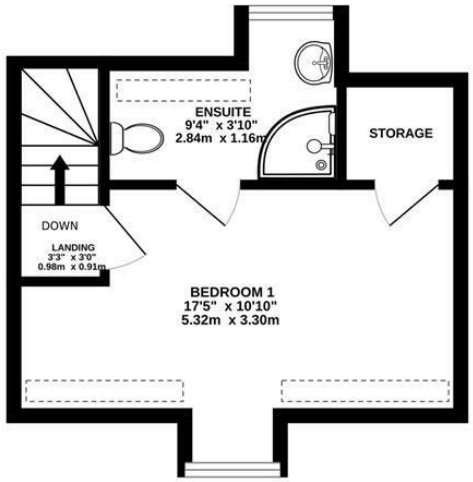
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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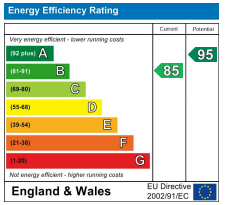
Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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