



Midland Road, Stonehouse GL10 2DQ

£250,000



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• Semi-detached house • Two double bedrooms with storage space • Kitchen/diner with larder cupboard • Well-presented throughout • Driveway parking for one vehicle and front garden • Enclosed South facing and generous rear garden • Close to local amenities and train station • Freehold • Council tax band A (£1,614.42) • EPC rating TBC

£250,000



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

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Entrance Hall

uPVC double-glazed door to entrance hall. Access to kitchen/diner, cloakroom and stairs rising to the first floor. Radiator.

Living Room

uPVC double-glazed window to front elevation and uPVC double-glazed French doors to rear garden. Feature fireplace. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation, uPVC double-glazed window to side elevation and uPVC double-glazed door to side elevation. Range of wall and base units with appliances to include one and a half bowl Belfast sink and freestanding cooker with four ring gas hob. Space for washing machine, tumble dryer and fridge/freezer. Under-stairs storage cupboard, larder cupboard and additional storage cupboard. Radiator.

Cloakroom

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

Bedroom One

Dual aspect uPVC double-glazed windows to front and rear elevation. Mirrored wardrobes and over-stairs storage cupboard. Radiator.

Bedroom Two

Dual aspect uPVC double-glazed windows to front and side elevation. Over-stairs storage cupboard. Radiator.

Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and corner shower cubicle. Heated towel rail.

Outside

The front of the property has a driveway for one vehicle, the remainder of the front is mostly laid to gravel with some feature greenery. The rear garden is generous in size and South facing. It is

mostly laid to lawn and has been well cared for throughout. Towards the front is a patio space, ideal for alfresco dining, and to the rear is a further barked seating area with a storage shed. There is an array of plants and shrubs creating a mature feel and great for the keen gardener.

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: A.

Local authority and rates: Stroud District Council - £1,614.42 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

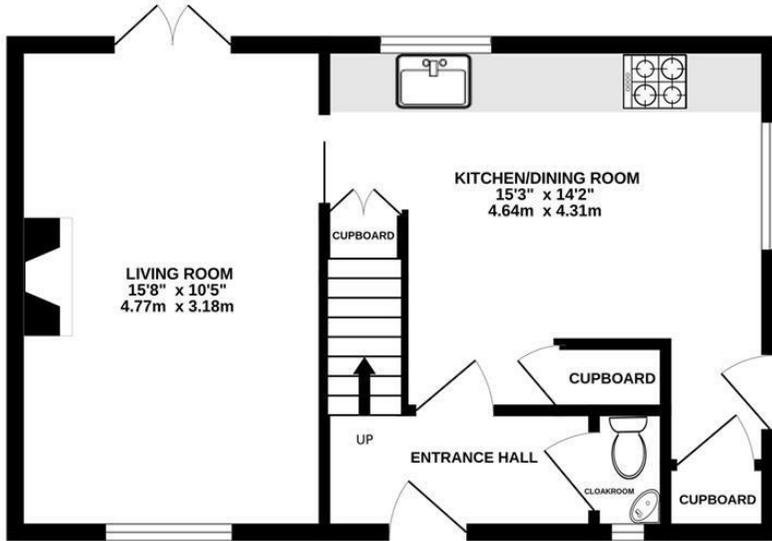
Broadband speed: 14 Mbps (basic), 76 Mbps (superfast) and 2,000

Mbps (ultrafast).

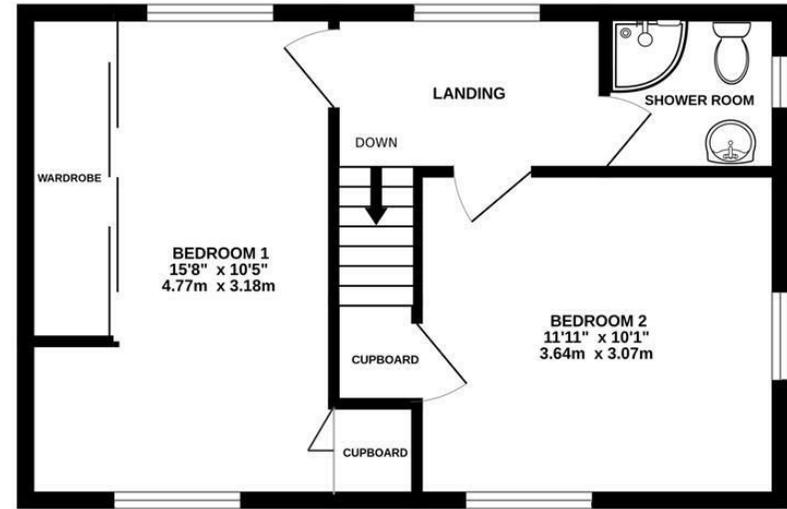
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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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.

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 192 (100) | A | | |
| 81-191 | B | | |
| 35-80 | C | | |
| 15-34 | D | | |
| 1-14 | E | | |
| 0-13 | F | | |
| 0 | G | | |

All energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC



