



Gloucester Road, Stonehouse GL10 2HQ
£295,000



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• End of terrace house • Three bedrooms • Conservatory space • Mature rear garden • Driveway parking for two vehicles • Garage with power and light • Chain free • Freehold • Council tax band D (£2,310.40) • EPC rating D56

£295,000



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

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Entrance Hall

Wooden door to entrance hall. Access to living room. Under-stairs cupboard. Radiator.

Living Room

Double-glazed window to front elevation. Gas fire. Door with stairs rising to the first floor. Radiator.

Kitchen

Double-glazed window to rear elevation. Range of wall and base units with appliances to include two bowl stainless steel sink with drainers and mixer tap and freestanding oven with electric hob. There is space for a washing machine and undercounter fridge. Radiator.

Dining Room

Double-glazed window to rear elevation and sliding doors to conservatory. Radiator.

Conservatory

Sliding door to rear garden and double-glazed windows around. Access to garage.

Lean-To Storage

Wooden door to rear garden. Folding door to WC.

Landing/Study Area

Double-glazed window to front elevation. Stairs to ground floor and first floor. Radiator.

Bedroom One

Double-glazed window to front elevation and Velux window to rear elevation. Built-in wardrobes. Radiator.

Bedroom Two

Double-glazed window to front elevation. Built-in wardrobes. Radiator.

Bedroom Three

Double-glazed window to front elevation. Built-in wardrobes. Radiator.

Bathroom

Double-glazed window to rear elevation. Low-level WC, bidet, wash hand basin, shower cubicle and heated towel rail.

Outside

The property has off-road parking for two cars. The mature rear garden boasts an array of greenery and trees. It is fully enclosed and has both a lawned area and hard paving. The garage can be accessed via the front drive and has power and light, the boiler can also be found in the garage.

Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants and primary and secondary schools. The property is approximately 3.6 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: D.

Local authority and rates: Stroud District Council - £2,310.40 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 15 Mbps (basic), 80 Mbps (superfast) and 9000 Mbps (ultrafast)

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



KITCHEN
14'2" x 8'3"
4.33m x 2.52m

DINING ROOM
15'2" x 8'9"
4.63m x 2.67m

LIVING ROOM
12'1" x 12'0"
3.68m x 3.66m

CONSERVATORY
12'4" x 12'2"
3.76m x 3.70m

GARAGE
16'9" x 11'5"
5.11m x 3.47m

ENTRANCE HALL
8'9" x 5'10"
2.67m x 1.78m

UP (staircase direction)

CUPBOARD (staircase area)

WC
4'6" x 2'8"
1.38m x 0.82m

LEAN TO
8'6" x 2'1"
2.59m x 0.64m

The floor plan shows a central landing/study area (8'11" x 8'10", 2.71m x 2.70m) with a staircase leading up and a door leading down. To the left is Bedroom 2 (11'11" x 7'9", 3.63m x 2.37m) with a shelf. To the right is a bathroom (8'1" x 5'7", 2.46m x 1.69m) and a wardrobe. At the bottom right is Bedroom 3 (11'5" x 9'10", 3.48m x 3.00m). A landing (10'0" x 2'11", 3.12m x 0.90m) is located between the bathroom and the main landing.

BEDROOM 1
 18'2" x 11'11"
 5.54m x 3.62m

The floor plan shows a rectangular room with a door on the left wall. A square area in the upper right corner is marked with an 'X' and labeled 'DOWN', indicating a staircase. A wardrobe is located on the right wall, and a bed is positioned against the bottom wall.

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