



Gloucester Road, Stonehouse GL10 2HQ

£295,000

NP
naylor powell

Gloucester Road, Stonehouse GL10 2HQ

- 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

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.



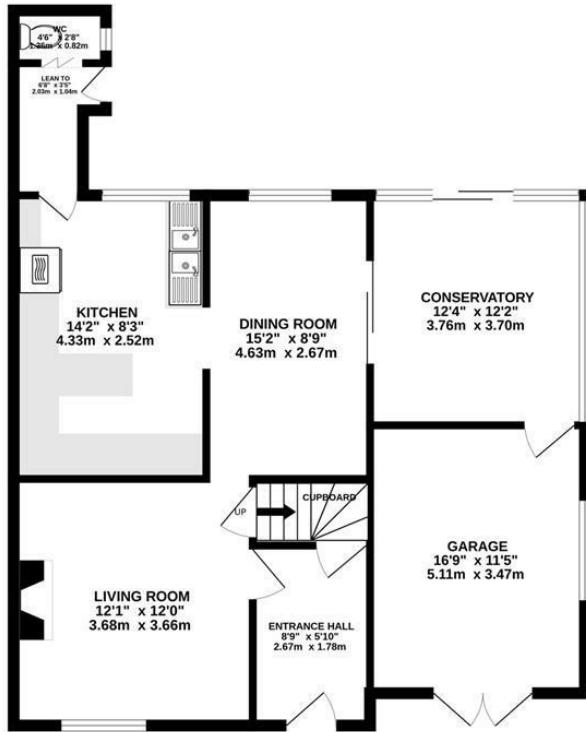
Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com
www.naylorpowell.com



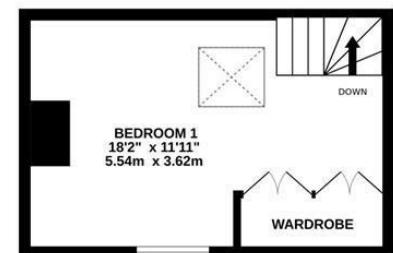
GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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.

Made with Metropix ©2024

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.

