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· FOR SALE ·

Rylands Road, Stonehouse GL10 2PQ

£235,000



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• Semi-detached bungalow with potential to extend (subject to planning permission) • Two good size bedrooms • Opportunity to add your own stamp with lots of potential to add value and create more square footage (subject to planning permission) • Mature and generously sized rear garden with array of greenery and plants with an overall plot size of 0.10 acres • Driveway parking for two vehicles with a single detached garage • Popular location in Stonehouse • CHAIN FREE and ideal for those looking to create their ideal home • Freehold • Council tax band B (£1,883.49) • EPC rating E52



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

01453 827640

stonehouse@naylorpowell.com

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Entrance Hall

Metal door to entrance hall. Access to all accommodation and airing cupboard. Heater.

Living Room

uPVC double-glazed window to front elevation. Fireplace. Heater.

Kitchen

uPVC double-glazed window to rear elevation. Wall and base units with stainless steel sink with mixer tap and drainer. Freestanding cooker with four ring electric hob and fridge/freezer. Plumbing for washing machine. Storage cupboard. Heater.

Bedroom One

uPVC double-glazed window to rear elevation. Heater.

Bedroom Two

uPVC double-glazed window to front elevation. Heater.

Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and shower.

Outside

The property has driveway parking for two vehicles and a detached single garage. There is a mature front garden boasting an array of flowers and

greenery. The rear garden has gated access to the front and a path down the garden, it is mostly laid to lawn with a patio space ideal for seating.

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: B.

Local authority and rates: Stroud District Council - £1,883.49 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: electric night storage heaters.

Broadband speed: 15 Mbps (basic), 64 Mbps (superfast) and 9,000 Mbps (ultrafast).

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



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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.



