



**High Street, Stonehouse GL10 2PN**

**£249,950**





## High Street, Stonehouse GL10 2PN

• Well-presented mid-terrace cottage • Two double bedrooms • Modern decor with a characterful twist • Nice views from the front windows • Mature garden to the front and courtyard to the rear • Tucked away location • Close proximity to Town Centre and train station • Freehold • Council tax band B (£1,883.49) • EPC rating D63



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

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### Entrance Hall

uPVC double-glazed door to entrance hall. Access to living room.

### Living Room/Diner

uPVC double-glazed window to front elevation. Open fireplace. Access to kitchen and stairs rising to the first floor. Radiator.

### Kitchen

uPVC double-glazed window to rear elevation and uPVC double-glazed door to rear courtyard. Range of wall and base units with appliances to include sink with mixer tap and drainer, four ring electric hob and oven. Space for washing machine and undercounter fridge/freezer.

### Bedroom One

uPVC double-glazed window to front elevation and two uPVC double-glazed windows to rear elevation. Built-in storage. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

### Bathroom

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

### Outside

To the front of the property, there is a generous garden that has been lovingly maintained and boasts a range of mature trees and shrubs, as well as fruit trees and bushes. There are raised beds, shed and decking with log store beneath. To the rear of the property there is a fully enclosed courtyard.

### Location

The property is located in the centre of Stonehouse town which is approximately three miles west of Stroud and twelve miles south of Gloucester. Local facilities include a Co-op with a post office, several restaurants, a variety of shops, a building society, primary and secondary schools. Stonehouse is an ideal location for commuting and benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. Junction 13 of the M5 motorway, is approximately 2.5 miles providing easy access to Gloucester, Bristol and Cheltenham.

### 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: gas central heating.

Broadband speed: 18 Mbps (basic) and 80 Mbps (superfast).

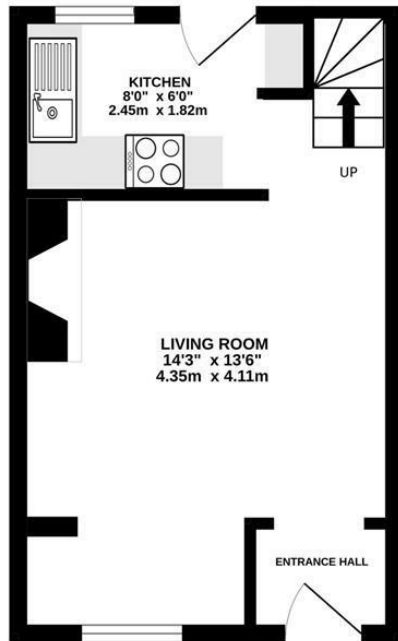
Mobile phone coverage: EE, Three, O2 and Vodafone.

### Agents Note

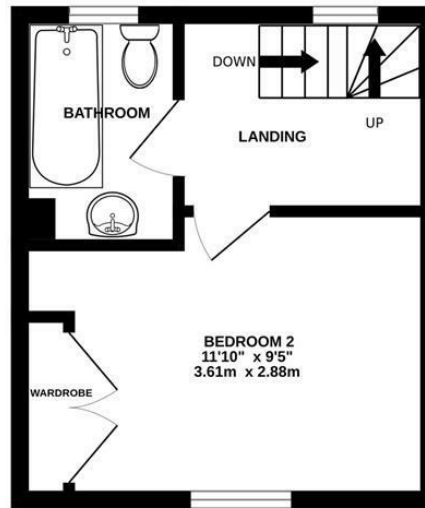
The property has a right of access over number three to reach the property. Access for number five is across number four and in turn number four has access across number three, two and one.



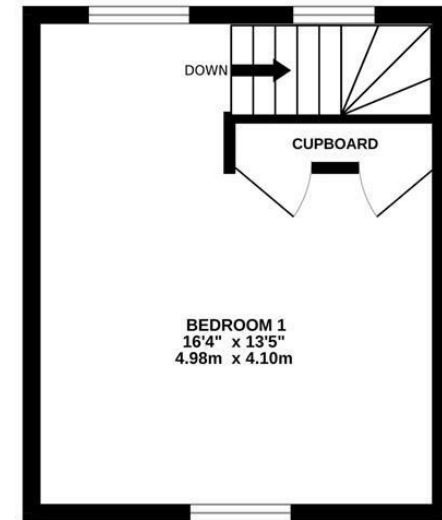
GROUND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



2ND FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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.

