



**Avenue Terrace, Stonehouse GL10 3RE**

**£275,000**





## Avenue Terrace, Stonehouse GL10 3RE

• End terrace house • Three bedrooms • Countryside views from master bedroom • Rear garden mostly laid to lawn with storage sheds • Driveway parking for two vehicles • Close to local amenities • Good transport links • Freehold • Council tax band B (£1,883.49) • EPC rating E47

**£275,000**



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

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### Porch

uPVC door to entrance porch and double-glazed window to front elevation. Wooden door to living room.

### Living Room

uPVC double-glazed window to front elevation. Access to kitchen. Radiator.

### Kitchen

uPVC double-glazed window to conservatory. Range of wall and base units with appliances to include stainless steel sink with drainer and oven with four ring gas hob. There is space for a freestanding fridge/freezer. Stairs rising to the first floor and under-stairs storage cupboard. Radiator.

### Utility Room

uPVC double-glazed window to conservatory. Wall and base units with space for washing machine and dishwasher. Access to conservatory. Radiator.

### Conservatory

uPVC double-glazed windows to side and rear elevation and uPVC door to rear garden. Radiator.

### Bathroom

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

### Bedroom One

uPVC double-glazed window to front elevation. Two radiators.

### Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Stairs rising to the second floor. Radiator.

### Outside

The front of the property has driveway parking for two vehicles. The rear garden is mostly laid to lawn with a patio space and storage sheds.

### 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: gas central heating.

Broadband speed: 14 Mbps (basic), 80 Mbps (superfast) and 1000 Mbps (ultrafast).

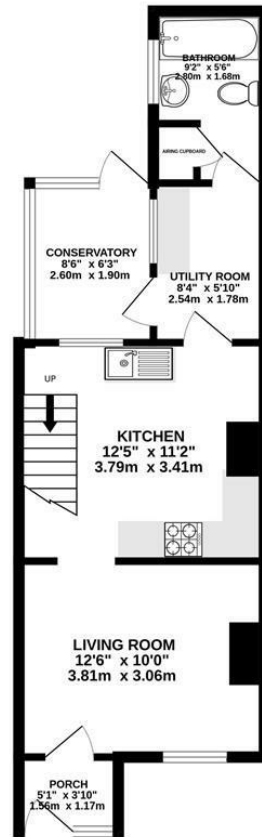
Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone (Limited).

### Agents Note

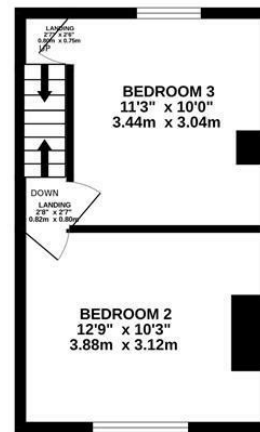
The neighbours do have pedestrian access over the rear garden.



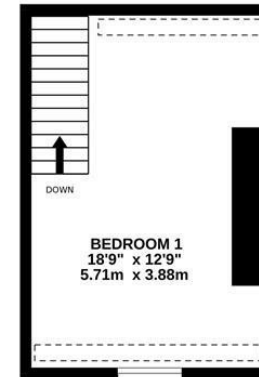
GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



2ND FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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.

