

113 Gloucester Road, Stonehouse GL10 2HB

£269,500

naylor powell

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• Three double bedrooms • Mid terrace property with accommodation split across three floors • Spacious living room/diner • Wood burning stove • Larger than average garden • Off road parking for two vehicles • Chain free • Freehold • Council tax band B (1,975.70) • EPC rating D61

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

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Accomodation

The ground floor offers generous living accommodation which is accessed via a useful porch, leading into a spacious lounge and dining area with attractive feature fireplaces, creating a welcoming living space with plenty of room for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, with room for appliances. The kitchen leads to a rear lobby offering storage and access to the rear garden. Completing the ground floor is a bathroom fitted with a bath and shower over, wash hand basin and WC.

The first floor comprises two well-proportioned bedrooms, offering ample space for bedroom furniture. Bedroom two benefits from a feature fireplace, while bedroom three enjoys built-in shelving and a useful storage cupboard. Both rooms are carpeted throughout and offer plenty of potential to personalise.

A spacious principal bedroom located on the second floor, featuring fitted wardrobes and useful eaves storage. The room benefits from a dual aspect with window to the front and a Velux window to the rear of the property offering attractive elevated views, allowing plenty of natural light.

Outside

The property benefits from a generous outdoor space, featuring an enclosed rear garden with a combination of paved pathways, gravelled areas, established shrubs and mature planting. There is a feature pond, a decked seating area and a variety of useful storage sheds. The garden offers several distinct areas to enjoy, with a further lawned section and pergola-style feature to the rear. To the front, the property benefits from a block-paved driveway providing off-road parking, alongside a low-maintenance frontage.

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.

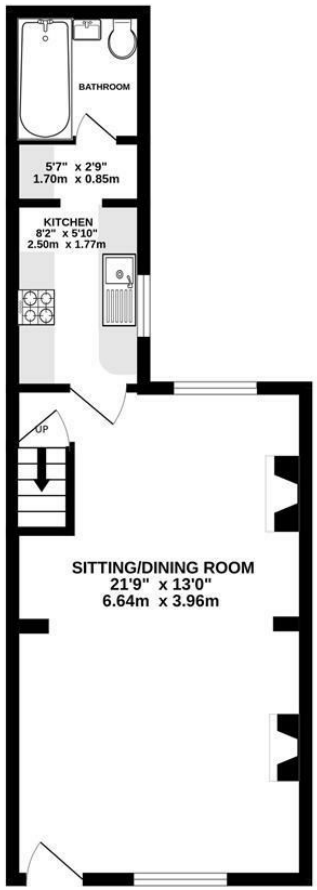
Material information

Tenure: Freehold
Council tax band: B
Local authority and rates: Stroud District Council - £1,975.70 (2026/27).
Electric supply: Mains.
Water supply: Mains.
Sewerage: Mains
Heating: Gas mains
Broadband speed: 15 Mbps (basic, 80 Mbps) (superfast) and 1,800 (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

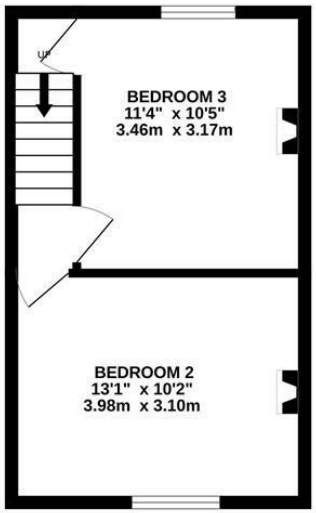




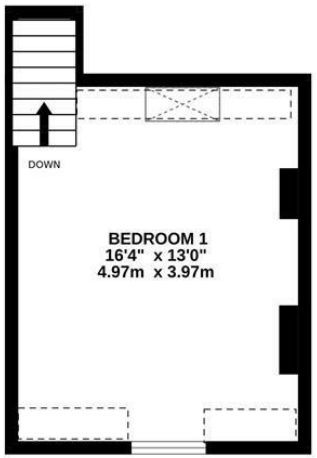
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



2ND FLOOR
216 sq.ft. (20.1 sq.m.) approx.



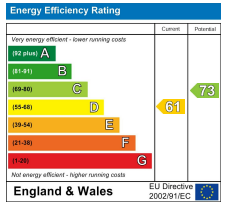
TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

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.



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