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Sales & Lettings

6 Aldergate Terrace, Aldergate Street,
Stonehouse, Gloucestershire, GL10 2QQ
Guide Price £180,000

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A well proportioned two double bedroom, three storey property allowing for easy level access to the shops and amenities of Stonehouse with the train station just a couple of hundred yards up the road. In need of complete refurbishment. Enclosed garden and out-buildings. No Chain.

Sawyers Estate Agents are delighted to bring to the market this well proportioned two double bedroom, three storey property located within one of the more popular locations in Stonehouse. The accommodation in brief consists: Entrance porch, living room, dining area and kitchen whilst over the first and second floors you will find the two bedrooms and bathroom. Benefits also include double glazing and gas central heating. The property requires complete refurbishment and updating giving purchasers the opportunity to put their own stamp on it. Outside you will find the enclosed rear garden and out-buildings. No onward chain.

Amenities: This location allows for easy level access to the shops and amenities of Stonehouse with the train station just a few of hundred yards up the road. Stonehouse amenities include two supermarkets, restaurants, bank, post office, primary and secondary schools. Stonehouse railway station has a regular train service to London and Cheltenham. Nearby Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Porch 1.19m (3'11") x 1.03m (3'5")

Double glazed door to side, double glazed windows to front and side. Glazed door to living room.

Living room area 3.65m (12'0") x 3.08m (10'1")

Double glazed window to front, coving, wall light points, living flame gas fire with back boiler, radiator, television point and telephone point.

Dining area 3.65m (12'0") x 3.8m (12'6")

Double glazed window to rear, stairs to first floor and radiator.

Kitchen 3.16m (10'4") x 1.98m (6'6")

Double glazed door to side, double glazed window to side, double glazed window to rear. Range of fitted wall and base units complemented with roll edge work surfaces, stainless steel single drainer sink with mixer tap, part tiled walls, space for cooker, space for fridge and plumbing for washing machine.

First Floor

Landing

Double glazed window to rear, stairs to second floor, storage cupboard and radiator.

Bedroom One 3.65m (12'0") x 3.07m (10'1")

Double glazed window to front, coving, wall light points, two built in double wardrobes and radiator.

Bathroom 3.03m (9'11") x 1.87m (6'2")

Double glazed window to rear, suite consists bath with shower attachment over, low level WC and pedestal wash hand basin. Part tiled walls, radiator and airing cupboard housing the hot water tank.

Second Floor

Bedroom Two 4.31m (14'2") x 3.65m (12'0")

Double glazed dormer style window to front, wall light points and storage into eaves.

Outside

Front

Enclosed patio area. Shared side access to rear.

Rear

Enclosed garden being mainly laid to gravel. Two brick built out buildings. Outside tap.

Agents Note

Please note that the neighbouring property has pedestrian right of way across the rear garden.

Selling Agent

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Local Authority

Stroud District Council - Band B

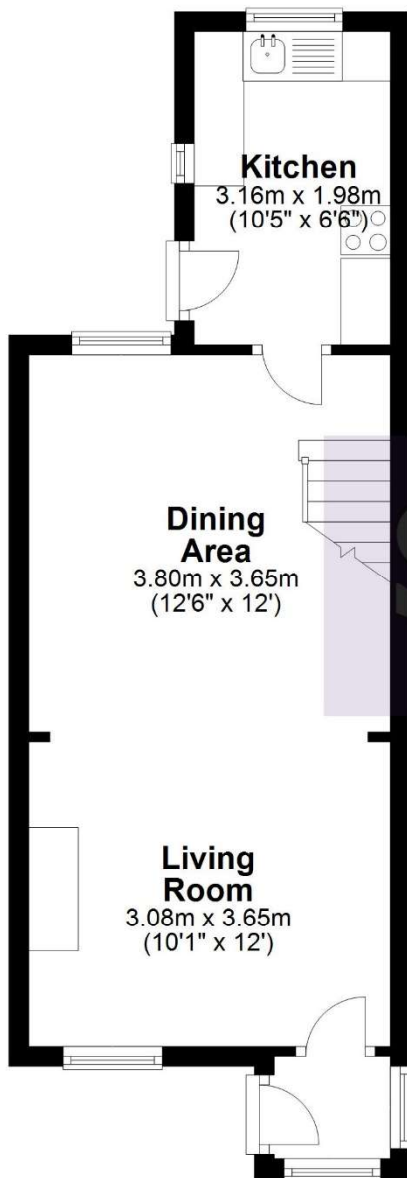
Directions

For SAT NAV use: GL10 2QQ

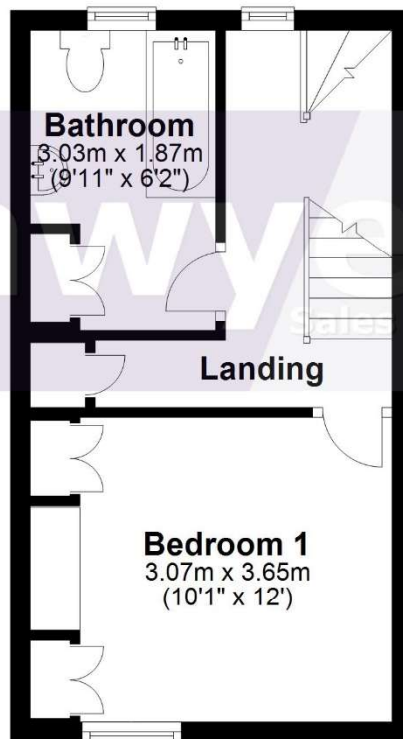
From Stroud take the A419 towards Stonehouse. At the end of the bypass, continue across the roundabout and into Stonehouse town centre. Take the fourth right into Queens Road, take the next right into St Cyrils Road and continue into Aldergate Street, where the property can be located on your right hand side, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(84-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

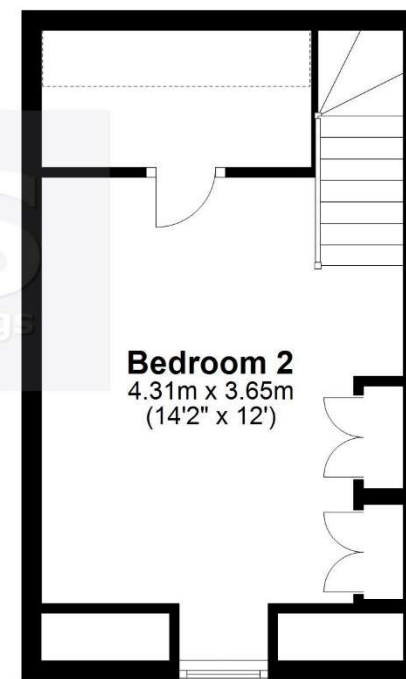
Ground Floor



First Floor



Second Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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