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Sales & Lettings

26 Laburnum Walk, Stonehouse, Gloucestershire
GL10 2NR
OIEO £235,000

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A charming two bedroom detached bungalow located within easy access to the shops and amenities of Stonehouse The property is in need of complete renovation and refurbishment giving potential purchasers the opportunity to put their own stamp on it. Generous garden. No onward chain.

Sawyers Estate Agents are pleased to offer to the market this two bedroom detached bungalow located within one of more more popular area's of Stonehouse. The well proportioned accommodation briefly consists, entrance hall, living room, kitchen, two bedrooms, lean-to conservatory and bathroom. Benefits include gas central heating and double glazing where specified. Outside you will find the generous southerly facing garden which had been landscaped in the past but is now overgrown. The property is in need of complete renovation and refurbishment giving potential purchasers the opportunity to put their own stamp on it. The property would suit cash buyers or those with a substantial deposit. No Chain.

Amenities: This location allows for easy access to the shops and amenities of Stonehouse. There are Spar and Co-op convenience stores, with Sainsbury`s just along the A419 on the western edge of Stroud. Stroud is also home to large Tesco and Waitrose supermarkets. Stonehouse railway station has a regular train service to London and Cheltenham.

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 Hall
Composite door to front, double glazed window to front, door to hall.

Hallway
Door to rear, access to loft and radiator.

kitchen/Breakfast Room 3.27m (10'9") x 3.17m (10'5")
Window to rear, double glazed window to side, range of fitted base units complemented with contrasting work surfaces, stainless steel single drainer sink unit with mixer tap, tiled splash backs, space for electric cooker and space for fridge/freezer. Radiator.

Living Room 4.23m (13'11") x 3.11m (10'2")
Window to rear, double glazed window to side. Radiator.

Lean To 7.38m (24'3") x 1.41m (4'8")
Door to rear, two windows to rear, power and light. Radiator.

Bedroom One 3.48m (11'5") x 3.13m (10'3")
Double glazed window to front, fireplace with decorative surround. Radiator.

Bedroom Two 3.19m (10'6") x 2m (6'7")
Double glazed window to side, airing cupboard housing the boiler. Radiator.

Bathroom 2.31m (7'7") x 1.87m (6'2")
Double glazed window to side, bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls. Radiator.

Outside

Front
Gated path leading to the front door, outside light, mature shrub borders and gated access to rear.

Rear
Generous level garden, with a southerly aspect, being laid to patio with mature shrubs and small tree`s borders, mix of hedging, space for garden shed, space for greenhouse. Ornamental pond. Currently over grown.

Material Information
Title Number: GR94886
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
Annual price £1,758 (2024/25)
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: No Risk
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (17 Mbps) Superfast (80 Mbps)
Satellite/Fibre TV Availability: BT, Sky & Virgin

(This information can be subject to change and should be checked by your legal advisor)

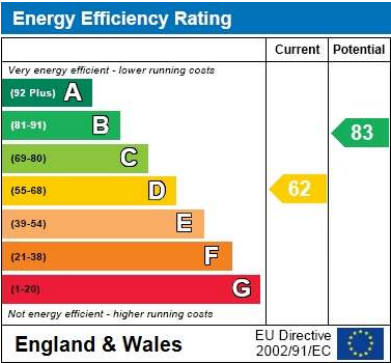
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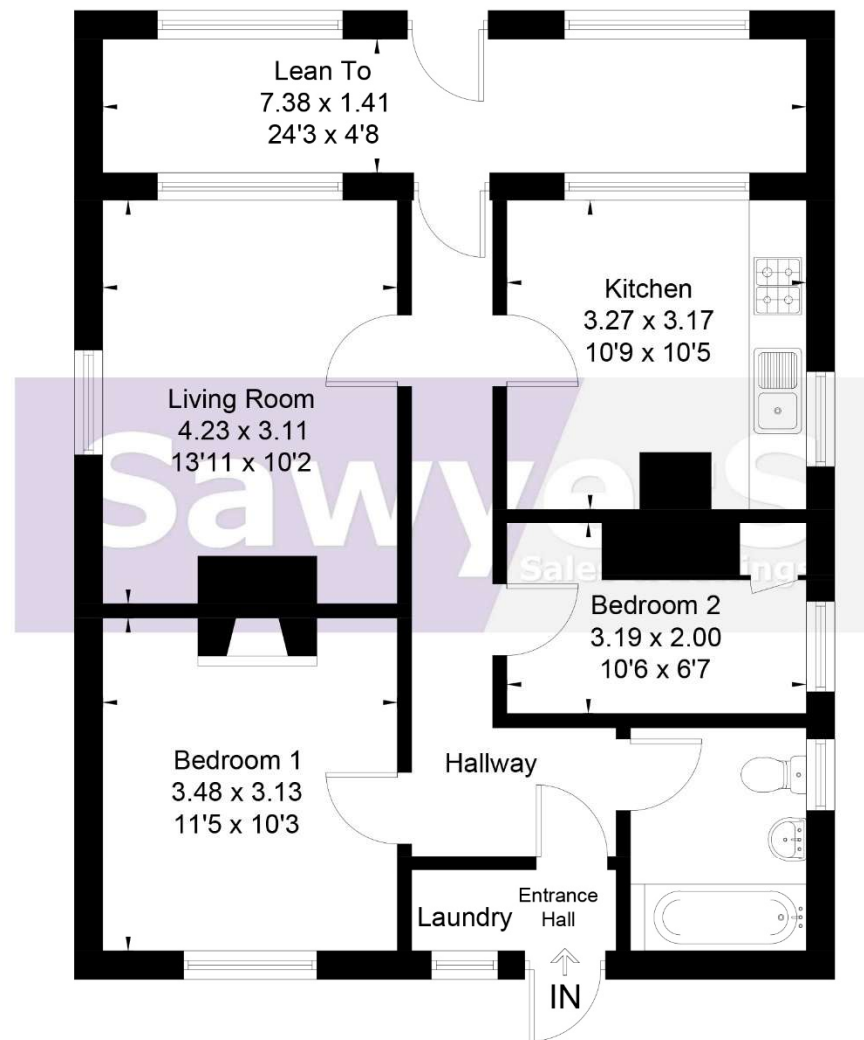
Local Authority
Stroud District Council - Band B

Directions
For SAT NAV use: GL10 2NR

From Stroud take the A419 towards Stonehouse sign posted Stonehouse/M5. At the end of the bypass, continue across the roundabout and into Stonehouse town centre. Continue through the town. At the CO-OP turn left into Laburnum Walk. Turn right, where the property will be found on your left hand side, easily identified by our `For Sale` board.



Approximate Floor Area = 62.7 sq m / 675 sq ft



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #84698

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