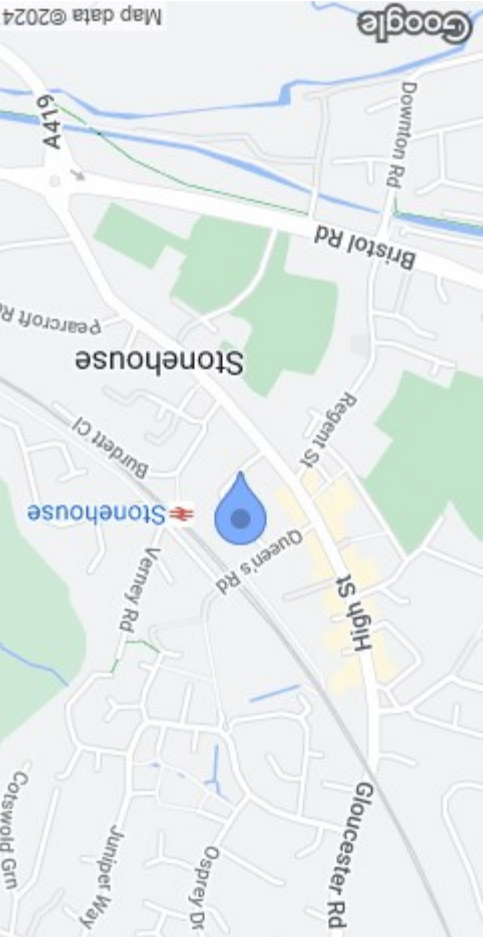




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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



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 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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**1 Aldergate Terrace Aldergate Street  
 Stonehouse, Glos GL10 2QQ**

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£300,000**

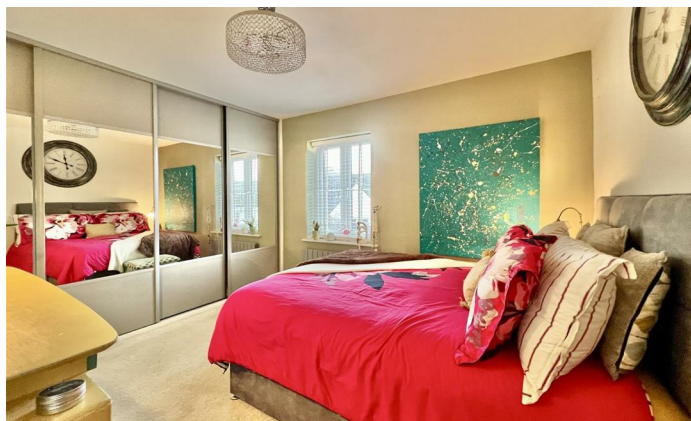
Immaculate Victorian three bedroom semi detached home located in the popular village of Stonehouse.

The accommodation comprises lounge with a log burner, dining room, kitchen, three double bedrooms and a modern family bathroom.

Outside there is a private enclosed rear garden which is mainly laid to lawn with a decked seating area.

Additional benefits include character features to include an exposed brick fireplace, upvc double glazing throughout, gas central heating and permit parking is available.

Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.



Composite door with opaque glass insert leads into:

#### **DINING ROOM**

12'11" x 9'11" max (3.96m x 3.04m max)

Radiator, power points, built in storage, laminate flooring, upvc double glazed window to front elevation, opening into:

#### **LOUNGE**

13'4" x 12'11" max (4.08m x 3.96m max)

Feature log burner with a slate hearth and solid wood mantel, stairs leading off, radiator, power points, laminate flooring, upvc double glazed window to side elevation, door into:

#### **KITCHEN**

12'6" x 8'10" max (3.82m x 2.71m max)

A range of matching base, drawer and wall mounted units, roll edge laminate worktops, stainless steel sink and drainer unit, four ring gas hob with extractor over, integrated appliances to include oven, microwave, fridge/freezer, dishwasher, space for washing machine, partially tiled walls, tiled flooring, spotlights, power points, breakfast bar, two upvc double glazed windows to rear elevation, upvc double glazed door with opaque glass insert to side elevation.

From the lounge stairs lead to the first floor.

#### **LANDING**

Various doors leading off, radiator, power points, stairs leading off, upvc double glazed window to side elevation.

#### **BEDROOM 2**

12'11" x 10'0" (3.96m x 3.06m )

Built in wardrobes with sliding mirror doors, radiator, power points, upvc double glazed window to front elevation.

#### **BEDROOM 3**

10'6" x 7'10" (3.22m x 2.41m )

Radiator, power points, upvc double glazed window to rear elevation.

#### **BATHROOM**

White suite comprising low level w.c., wall mounted vanity wash hand basin with drawers under, bath, shower cubicle, heated towel rail, tiled floor, downlighters, fully tiled walls, extractor fan, access to loft space, upvc double glazed opaque window to rear elevation.

From the landing stairs lead to the second floor.

#### **BEDROOM 1**

17'0" x 13'1" max (5.20m x 3.99m max)

Radiator, power points, undereaves storage, loft hatch, upvc double glazed window to rear elevations.

#### **OUTSIDE**

To the front there is a gate onto a pathway which leads to the front door enclosed by walling.

There is a private rear garden which is mainly lawn with a decked seating area, shed with power and lighting enclosed by fencing with side access.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be advised.

#### **LOCAL AUTHORITY**

Council Tax Band: C  
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

#### **TENURE**

Freehold.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From the Stonehouse Court Hotel head South-East on Bristol Road and at the roundabout continue straight over then at the next roundabout take the first exit onto Bath Road, turn right onto Queens Road then right onto St Cyrils Road then slight right onto Aldergate Terrace where the property can be found on the right hand side.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).