

TG

SALES & LETTINGS



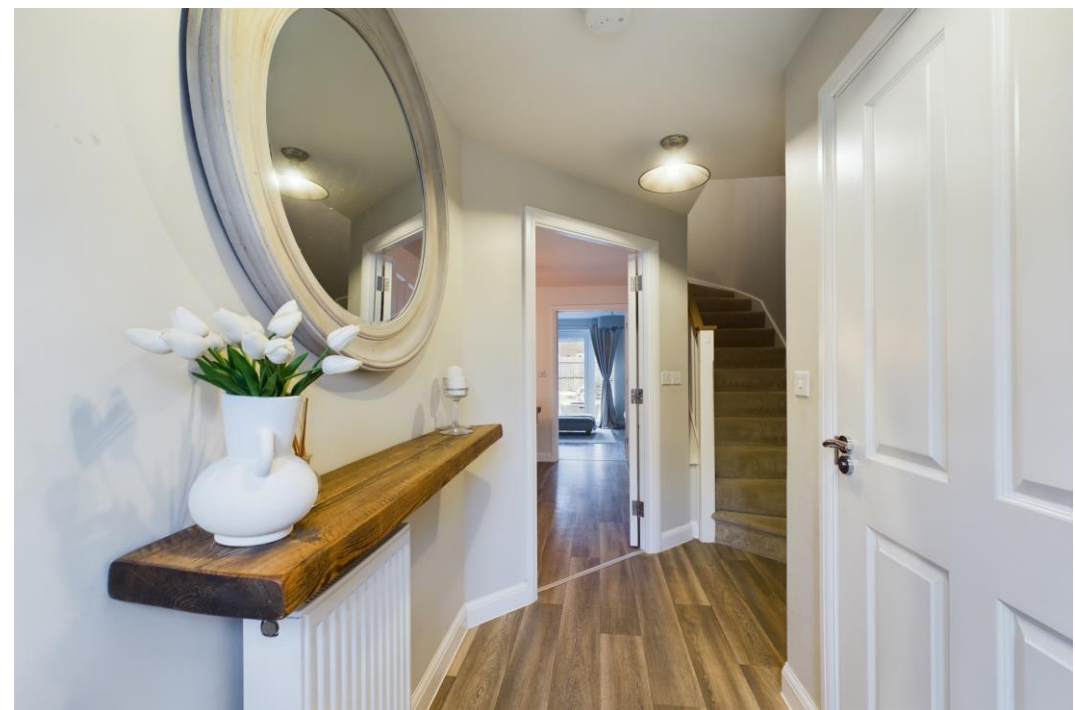
Gilbert Young Close, Great Oldbury, Stonehouse Gloucestershire GL10 3FL

£329,950

- 3 Bedroom Semi-detached David Wilson Home
- Bright and Stylish Accommodation
- Dining Kitchen
- Sitting Room
- Family Bathroom & En-suite
- Low Maintenance garden
- Off Road Parking for 3 Vehicles
- Great Access to Road and Rail Links

The Property

TG Sales and Lettings are delighted to bring to the market this ****DAVID WILSON 3 BED SEMI-DETACHED HOME**** offering bright and stylish accommodation with an enclosed rear garden, off-road parking for 3 vehicles and contemporary fittings throughout. Located in a cul-de-sac, this home boasts fantastic access to the M5 motorway, mainline train station and local road networks, making it ideal for commuters. Close by, Stonehouse is a vibrant town with a great selection of local amenities, whilst everyday needs are catered for by a Little Waitrose on the doorstep. From the driveway, a paved pathway leads to the front entrance. Upon entering the property, a hallway with stylish wood effect flooring leads you to the dining kitchen and cloakroom, and stairs lead to the first floor. The sociable dining kitchen provides a range of wall and base high gloss units and wood effect work surface, with integral appliances including electric oven, hob and hood, fridge/freezer, dishwasher and washing machine. A window to the front provides plenty of natural light, and there is a generous family dining space and built-in cupboard providing valuable storage. From here, a door leads into the sitting room, where our vendors have custom-built a smart media unit included in the sale, with patio doors and full-height glazed panels flooding the room with light. On the first floor, doors lead from the landing to all bedrooms and the family bathroom, with a further built-in cupboard for linen and towels. The main bedroom overlooks the garden and boasts fitted wardrobes, an en-suite shower room featuring a double walk-in shower and heated towel rail. Bedrooms 2 (also a double) and 3 are positioned to the front. The family bathroom benefits from part tiled walls and frosted window to the side and comprises bath, WC and hand wash basin. The loft space is boarded with lighting and a drop-down ladder. Outside, the rear garden is enclosed by wood panel fencing and offers a good space for family/friends to enjoy, with extra features including an outside tap, electrics, and lighting. Two paved terraces – one with a pergola - provide opportunity for entertaining and al fresco dining, with an area of artificial grass and an attractive pebble-raised flower/shrub bed. There is gated side access to the front, where a tarmac and gravel drive offers parking for several vehicles, and a shrub bed provides an attractive frontage.



Situation

Great Oldbury is situated on the edge of the vibrant town of Stonehouse. The development is served by a local 'Little Waitrose' for every day needs. In the town itself you will find an abundance of shops and other local amenities including, GP surgery, chemist, pubs, supermarket, independent butchers and fast food/takeaway outlets plus a fabulous Italian restaurant. This property is ideally situated for easy access to M5 motorway. The town also has its own mainline railway station, which has a regular train service to London. There are 2 primary schools (Park Infant & Junior), one secondary school (Maidenhill) and independent schools (Wycliffe College and Hopelands Preparatory School). There are also a number of footpaths and lanes that lead from the town to the nearby Stroudwater canal and the Cotswold Way walking trail passes close to Stonehouse.

Directions

SAT NAV: GL10 3FL

SATNAV postcode GL10 3FL

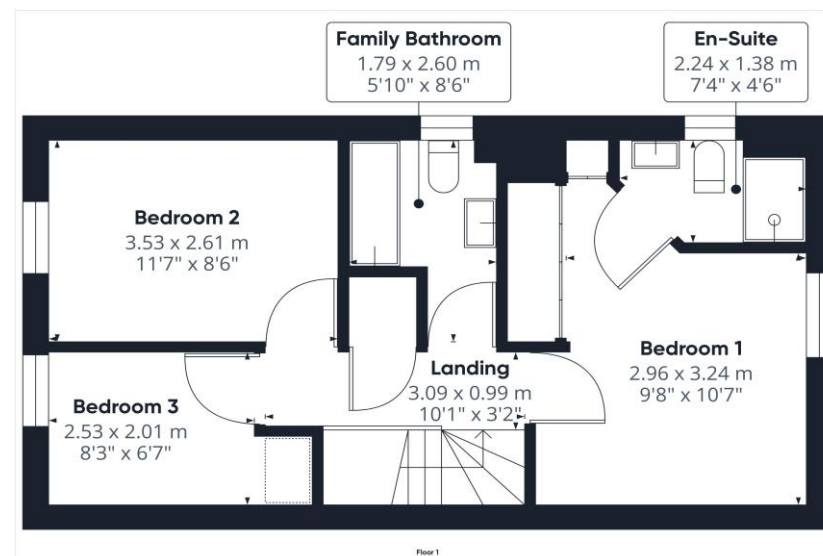
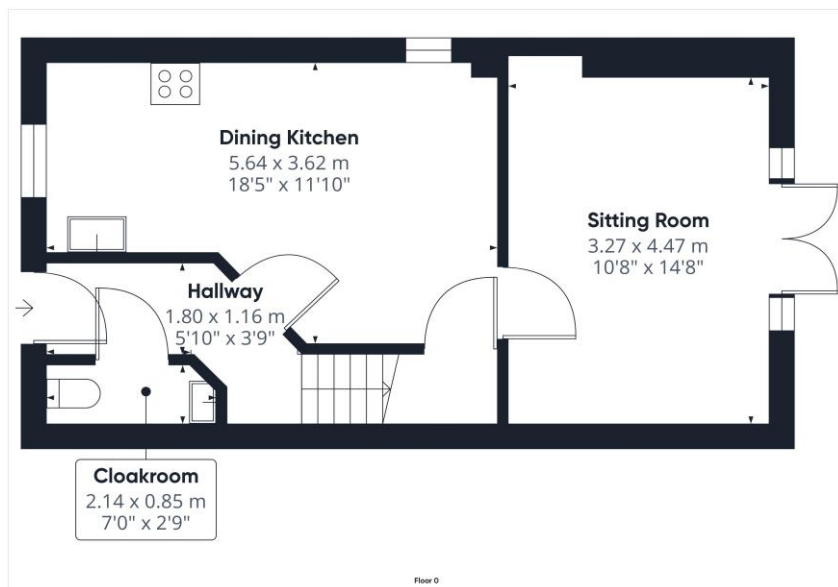
Tenure Freehold

Local Authority Stroud

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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