

TG

SALES & LETTINGS



Upper Queens Road, Stonehouse Gloucestershire GL10 2QF

£450,000

- Detached Period Home
- 3 Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Conservatory
- Generous Garden
- Detached Garage & Parking For Approx 6 Cars
- Requires Some Updating

The Property

We are thrilled to bring to the market this detached, three bedroom period home in a sought after road in the town centre, boasting a beautifully manicured and generous garden, private parking and detached garage to the rear. Requiring a little updating, 35 Upper Queens Road is ready for a new buyer to put their own stamp on it and become the new caretaker of this lovely residence.

Upon entering the property, a hallway welcomes you with doors leading to the living room and wet room, and stairs leading to the first floor. The living room affords a pretty view over the garden with patio doors leading straight onto a paved terrace. Double doors take you into the kitchen/breakfast room which has space for a small dining table and a range of fitted units and integral/spaces for appliances. From here a further door leads into the conservatory positioned to the rear of the house. The accessible downstairs wet room comprises WC, wash basin and open plan shower.

Upstairs can be found a double bedroom to the front overlooking the garden, and a further double and single bedroom to the rear. A useful WC with wash basin serves the first floor.

Outside, the attractive garden to the front is mainly laid to lawn flanking a central path leading from the drive to the front of the house. Areas of decking and terrace provide opportunity to sit and admire your surroundings with an abundance of flowers and mature shrubs to enjoy. The garden is enclosed by hedging and trellising. To the rear can be found a detached garage and courtyard and there is plentiful private parking to the front.



Situation

The property is conveniently located near the centre of the vibrant town of Stonehouse. 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 fabulous Italian and Indian restaurants. 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 to the nearby Stroudwater canal and the Cotswold Way walking trail passes close to Stonehouse.

Directions

SATNAV postcode GL10 2QF

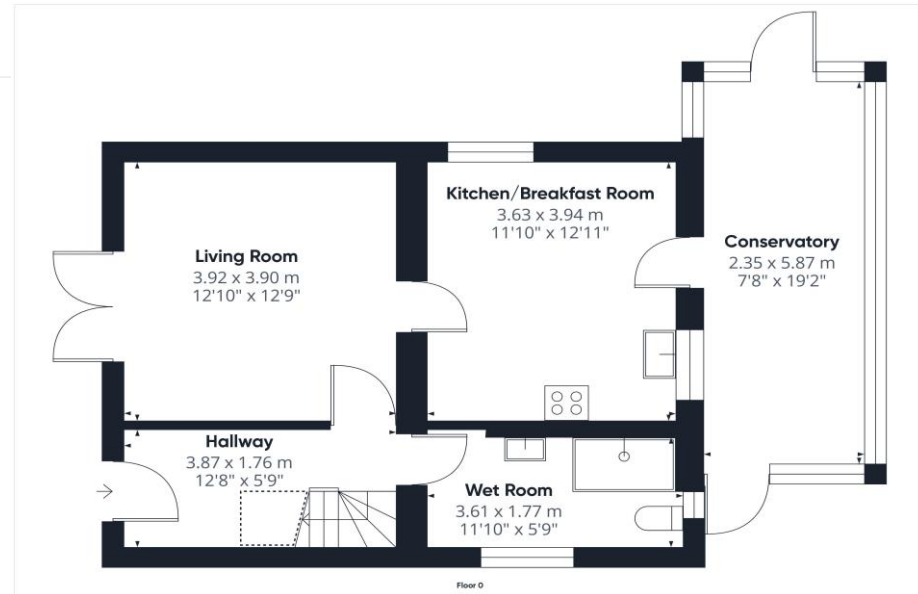
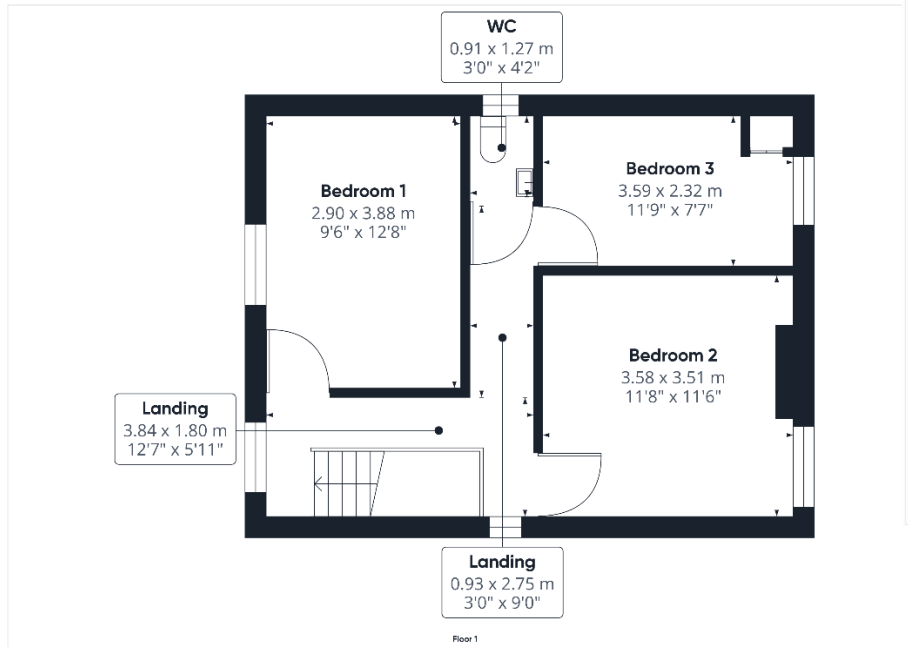
Tenure Freehold

Local Authority Stroud District Council

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

Council tax band D





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(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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