

The logo consists of the letters 'TG' in a bold, sans-serif font. The 'T' is green and the 'G' is grey.

SALES & LETTINGS

A large version of the 'TG' logo is printed on a white sign.

SALES & LETTINGS

FOR SALE

01453 243333
WWW.TGRES.CO.UK



Avenue Terrace, Stonehouse Gloucestershire GL10 3RE

£285,000

- Three Bedrooms
- Beautifully Presented
- Modern Bathroom
- Fitted Kitchen
- Great Location
- Easy Access to the M5
- VIRTUAL TOUR AVAILABLE

1
1

home to the market. It boasts stylish accommodation arranged over three floors, a front garden, a generous rear garden, and a useful outbuilding. Located in a popular residential no-through road on the fringe of Stonehouse, this property offers excellent access to transport links, including the M5 and the town's mainline train station.

Upon entering the house, a porch with a pretty tiled floor provides a handy place for coats and shoes. An inner door leads into the bright and spacious open-plan sitting/dining room with double-aspect windows allowing in lots of natural light and double doors leading to the kitchen. An attractive period-style open fireplace gives a focal point, and towards the kitchen, there is plenty of space for a table in what would have been the original dining room. From here, the stairs lead to the first floor. The galley-style kitchen is a wonderfully light room with two windows to the side and a partially glazed door leading to the rear courtyard. A range of contemporary fitted wall and base units provides ample storage and work surface, and integral appliances include a sink unit, oven, hob, hood, and dishwasher. There is space for a washing machine, and a door leads into a walk-in cupboard housing the boiler, which offers the potential for a downstairs WC to be created.

From the first-floor landing, doors lead to bedrooms one and three and the bathroom and stairs lead to the second floor. Bedroom one is positioned to the front of the house with an open aspect and a pretty period-style feature fireplace. Alcoves to each side of the chimney breast provide valuable storage/furniture space. Bedroom three, to the rear of the property, is a small single room overlooking the courtyard, which would make an ideal study or nursery. The smart bathroom is partly tiled and comprises a WC, washbasin inset to a built-in cupboard and a P-shaped bath with a rainfall-style shower and separate shower attachment.

The stairs to the second-floor lead straight into bedroom two, a beautifully presented, impressive double room with a dormer window to the front and generous floor space.

Outside, there is a pretty low-maintenance garden to the front and a good-sized rear garden. The former comprises an attractive lawned area with raised shrub beds leading to an area ready for cultivation as a further lawn or terrace or perhaps a veggie garden. At the bottom of this garden can be found a useful outbuilding with power and light.



Situation

Avenue Terrace is a popular row of period red brick homes, situated on the edge 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.

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 B





Head Office
 TG Sales & Lettings
 48 Stroud Road
 Gloucester
 Gloucestershire
 GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.