

**TG**

SALES & LETTINGS





Robert Hulbert Lane, Great Oldbury, Stonehouse  
Gloucestershire GL10 3GT

**£265,000**

- Beautifully Presented 2 Bedroom Home
- Living/Dining Room
- Fitted Kitchen
- Cloakroom
- Off Road Parking
- Enclosed, Landscaped Garden with Side Access
- Convenient Location for Stonehouse and Eastington Amenities
- Great Access for M5 Motorway

### The Property

TG Sales and Lettings are thrilled to bring this gorgeous two-bedroom home to the market. With private side access, a landscaped garden and off-road parking, this terrace property is beautifully presented throughout and is a truly lovely home. The private parking lies to the front, with a path leading to the main entrance.

A small hallway leads to the living room, and stairs rise to the first floor. The living room is a bright and well-proportioned space, with the present owners having added feature panelling to one wall. From here a door leads to the cloakroom and kitchen, which boasts a comprehensive range of hi gloss wall and base units, including integral gas hob, oven and hood, fridge/freezer, slimline dishwasher and washer/drier. Dark wood effect worksurfaces and a contemporary tiled floor add a touch of style to this area, with patio doors to the garden allowing plenty of natural light in.

Upstairs the landing leads to a good size main bedroom also boasts feature panelling to one wall with a useful built-in wardrobe and storage cupboard, a second bedroom currently used as a dressing room, and a bathroom with white suite, over bath shower and heated towel rail.

To the rear, the garden has been landscaped to provide a low maintenance area for relaxation and entertaining, with a tiled terrace, artificial lawn, and flower border to one side, all enclosed with wood panel fencing. The garden can be accessed from a private side entrance and includes a wooden shed.



### 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 and Indian 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.

**SATNAV postcode GL10 3GT**

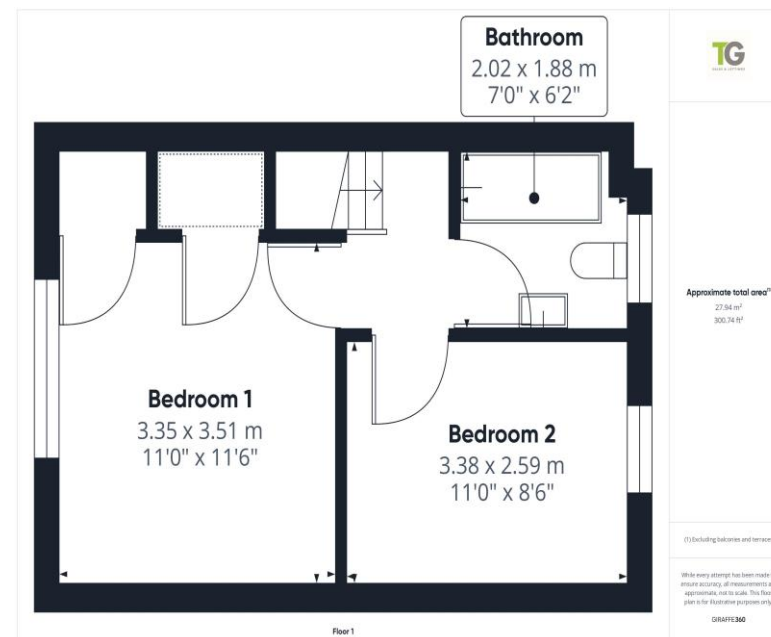
**Tenure Freehold**

**Local Authority** Stroud District Council

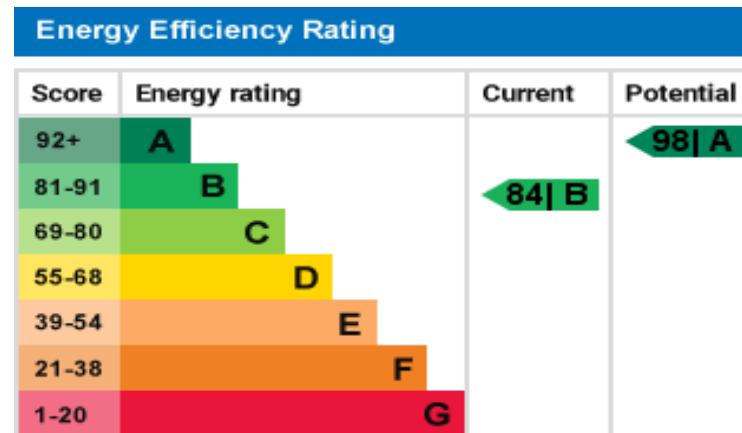
**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band B**





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