



**Asking Price £270,000**

- 3 Bedroom Semi-Detached House Requiring Modernisation
- Living Room and Separate Dining Room
- Fitted Kitchen
- Utility/Boot Room
- Driveway and Semi-Detached Garage
- Enclosed Rear Garden
- Well Proportioned Accommodation
- Convenient Location for Town Amenities

#### **The Property**

We are pleased to bring to the market this well-proportioned three-bedroom home, offering private parking, garage and enclosed garden. Although well presented, it will require a programme of modernisation throughout. Owned since new, this property is for sale CHAIN FREE. With convenient access to all the shops and services of the vibrant town of Stonehouse, if you are looking for a property to put your own stamp on, this could be the home for you!

Upon entering the house, a hallway greets you, leading to the living room and kitchen, with stairs to the first floor, and a useful built-in storage cupboard. The living room to the front provides a spacious place to relax, with a feature fireplace serving as a focal point. From here, double doors open to the dining room which overlooks the garden and adjoins the kitchen. The fitted kitchen offers plenty of wall and base units with marble effect laminate worksurfaces. Integral appliances include a gas hob and double oven. From here, a door leads onto a part glazed utility/boot room with space for a washing machine and an external door to the garden.

To the first floor, doors radiate from the landing to all three bedrooms and the bathroom. Bedrooms one and three are positioned to the front of the house, and bedroom two overlooks the rear garden and has a built-in storage cupboard housing the boiler and hot water tank. The bright bathroom can also be found to the rear.

Outside, a small front garden is approached via a side gate and is mainly laid to gravel with mature shrub borders. The rear garden can be accessed from the side of the house and from the utility and dining room. It is laid to paving with shrub beds and a pergola and is enclosed by hedging and wooden fencing with a rear gate opening on to the driveway. **AGENT'S NOTES:** 1) The driveway is owned by no.26 and maintained jointly with next door, who have vehicular access over it to reach their garage. 2) The property is subject to a grant of probate which was applied for 6th October 2024.



#### **Situation**

In the vibrant town of Stonehouse 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 enjoys good access to the A38 and M5 motorway. The town also has its own mainline railway station, which has a regular train service to London. Primary schools close by include Great Oldbury Academy and Park Infant and Junior school. Secondary school (Maidenhill) and independent schools (Wycliffe College and Hopelands Preparatory School) are found in Stonehouse. There are a number of footpaths and country lanes close by, and Stroudwater canal and the Cotswold Way walking trail pass close to Stonehouse.

#### **Directions**

SATNAV postcode GL10 2HG

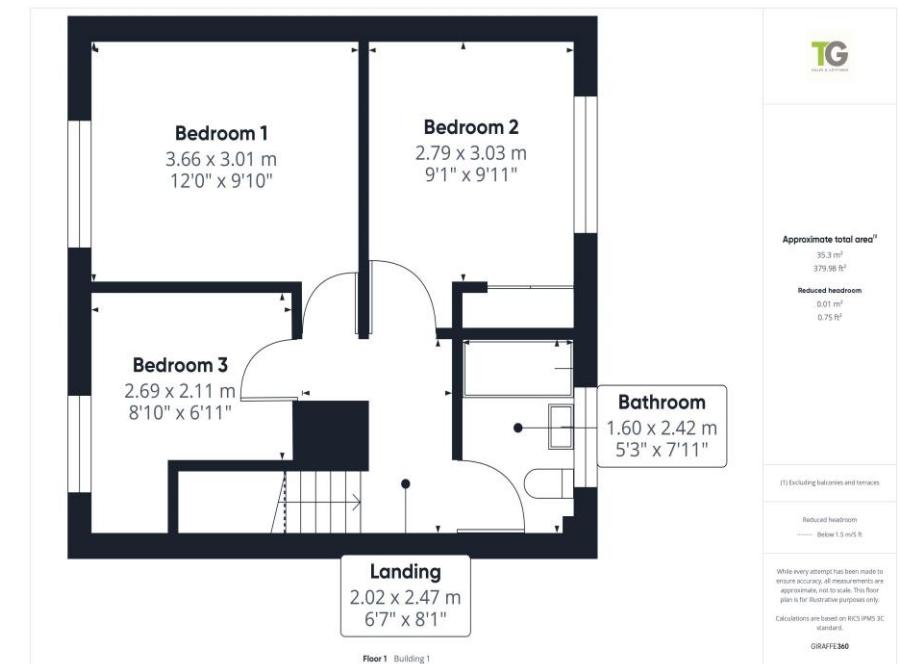
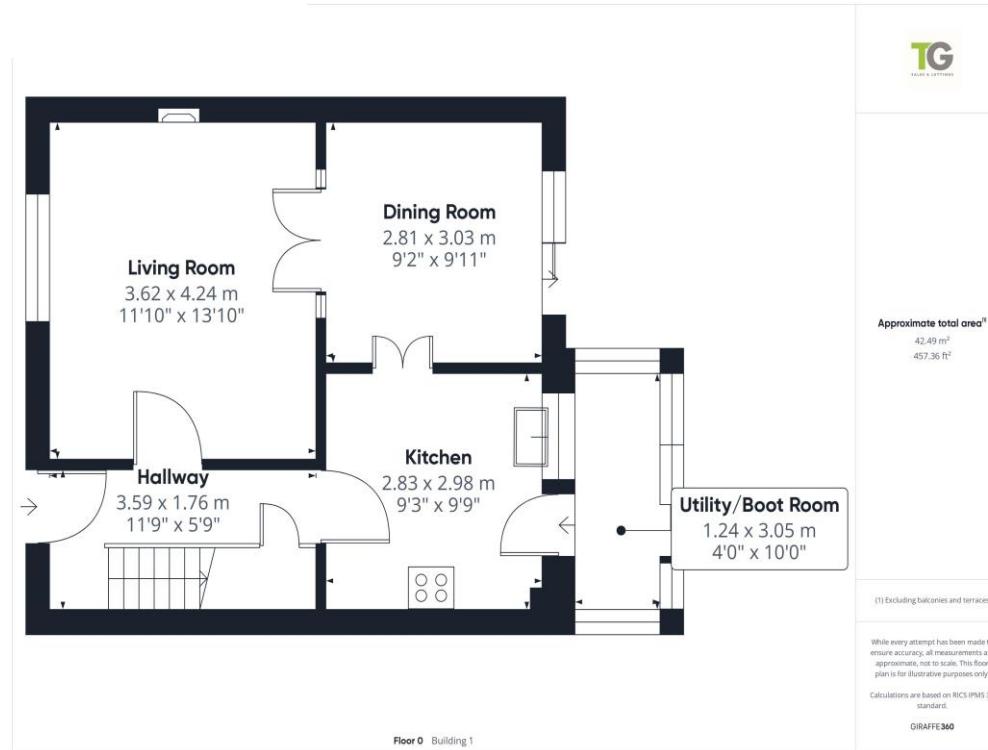
**Tenure** Freehold

**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 C**





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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		60   D
39-54	E		
21-38	F		
1-20	G		

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