

TG

SALES & LETTINGS



- Two double bedrooms
- Open plan living area
- Modernised throughout
- Period property
- Off road driveway parking
- Sizeable rear garden - scope to extend

The Property

****WELL-PRESENTED VICTORIAN TWO-BEDROOM MID TERRACE HOME WITH OFF ROAD PARKING AND SIZEABLE REAR GARDEN****

TG Sales is delighted to welcome to the market this charming two-bedroom mid-terrace home that has been lovingly modernised throughout by its current owners.

This home benefits from off road driveway parking to the front and would make an ideal first time buy.

Ground floor accommodation consists of entrance porch leading through to an open plan living/dining area - the perfect space for families or hosting.

To the rear of the property is a modern fitted kitchen with space for a washing machine.

From the kitchen, a side door leads you out to a sizeable enclosed rear garden - approximately 125ft in length - with space to the side of the property offering scope to extend. A convenient shed with power can also be found at the end of the garden.

To the first floor of this home is a double bedroom with fantastic views to the front, along with the family bathroom. The master bedroom spans the entirety of the second floor providing ample space for furniture.

To the front of the property is a gravelled driveway.



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 direct 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

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	83
(81-91)		B	66
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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