



**Ryelands Road, Stonehouse GL10 2PG**

**£345,000**



# Ryelands Road, Stonehouse GL10 2PG



- Semi-detached dormer bungalow
- Three/four bedrooms
- Master with en-suite and dressing area
- Generous enclosed rear garden
- Single garage
- Driveway and car port parking
- Chain free
- Freehold
- Council tax band C (£2,053.70)
- EPC rating E49

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www.naylorpowell.com

**£345,000**

## Entrance Hall

uPVC door to entrance hall. Access to ground floor accommodation and stairs rising to first floor. Radiator.

## Living Room

Sliding doors to rear garden. Gas fireplace and radiator.

## Kitchen

uPVC double-glazed window to rear elevation and uPVC door to car port. Range of wall and base units including stainless steel sink with drainer and mixer tap and cooker with four ring electric hob.

## Dining Room/Bedroom Four

uPVC double-glazed window to front elevation. Radiator.

## Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and corner shower. Radiator.

## Bedroom One

uPVC double-glazed window to side elevation. Access to en-suite and dressing area. Airing cupboard. Radiator.

## En-Suite Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath. Radiator.

## Dressing Area

Double-glazed window to front elevation. Hanging rails and shelves.

## Bedroom Two

uPVC double-glazed window to front elevation. Under-stairs storage cupboard. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

## Outside

The front of the property boasts a lawn with a flower border. There is a

driveway with car port providing off road parking for three vehicles, this also gives access to the side of the rear garden and garage. The rear garden is fully enclosed and mostly laid to lawn. There is a patio area off the property creating an ideal space for entertaining. There are flower borders and a footpath to the end. The garden benefits from a greenhouse and storage shed.

## Location

The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles to Junction 12 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

## Material Information

Tenure: Freehold.

Council tax band: C

Local authority and rates: Stroud District Council - £2,053.70 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

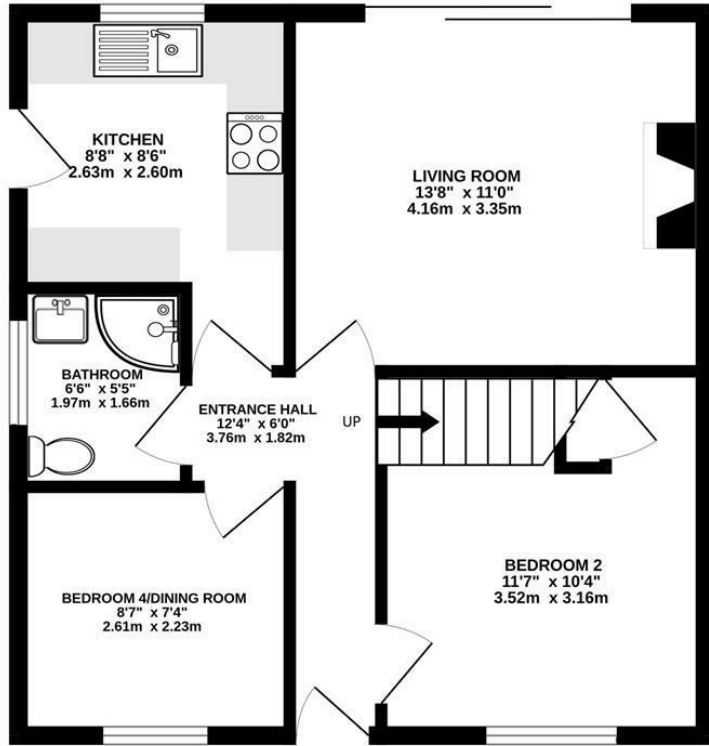
Heating: gas central heating.

Broadband speed: 15 Mbps (basic), 79 Mbps (superfast) and 9000 Mbps (ultrafast)

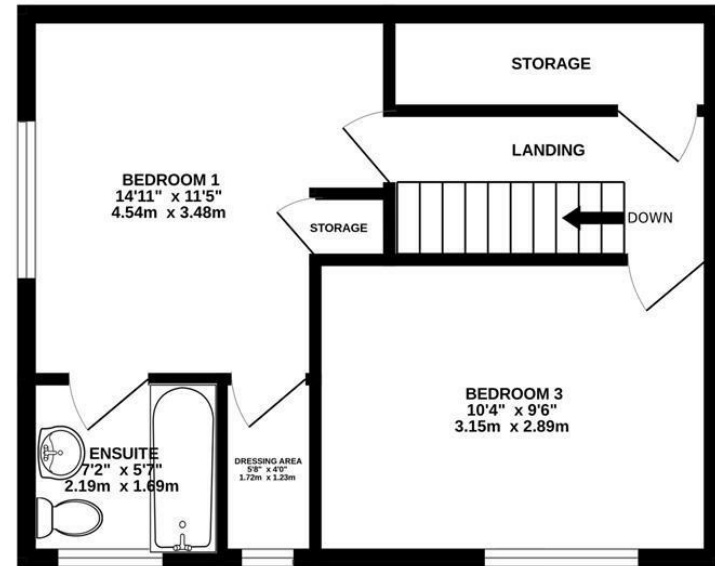
Mobile phone coverage: EE, Three, O2 and Vodafone.



**GROUND FLOOR**  
487 sq.ft. (45.3 sq.m.) approx.



**1ST FLOOR**  
372 sq.ft. (34.5 sq.m.) approx.



**TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

