



**Meadow Road, Stonehouse GL10 2HL**  
**£325,000**



# Meadow Road, Stonehouse GL10 2HL

• Semi-detached house • Three bedrooms • Open plan kitchen/family room • Well-proportioned accommodation throughout • Enclosed rear garden • Driveway parking for three vehicles • Garage with power and light • Freehold • Council tax band C (£2,053.70) • EPC rating D68

**£325,000**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**

## Porch

Composite door to porch and uPVC double-glazed windows around.

## Entrance Hall

Door to entrance hall. Access to ground floor accommodation. Stairs rising to the first floor. Radiator.

## Living Room

Dual aspect uPVC double-glazed windows. Radiator.

## Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with larder cupboard, kidney cupboard and integrated appliances to include five ring gas hob with extractor fan over, dishwasher, one and a half bowl sink with mixer tap and drainer and eye-level double oven. There is space for a washing machine and fridge/freezer. Radiator.

## Dining/Family Room

uPVC double-glazed window to rear elevation and Velux window. Aluminium bi-folding doors to rear patio. Radiator.

## Cloakroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and heated towel rail. Two storage cupboards, one with boiler.

## Bedroom One

Dual aspect uPVC double-glazed windows. Radiator.

## Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

## Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin, bath with waterfall shower over and heated towel rail.

## Outside

The property has parking comfortably for three vehicles. The front garden is mostly laid to lawn with a handy paved area for bins. The rear garden is fully enclosed and has side access. The garden is low-maintenance and boasts a tiered patio with artificial grass. There is a handy outside tap. There is access to the garage via the garden or driveway, the garage has power and light.

## Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants and primary and secondary schools. The property is approximately 2.7 miles to Junction 13 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.

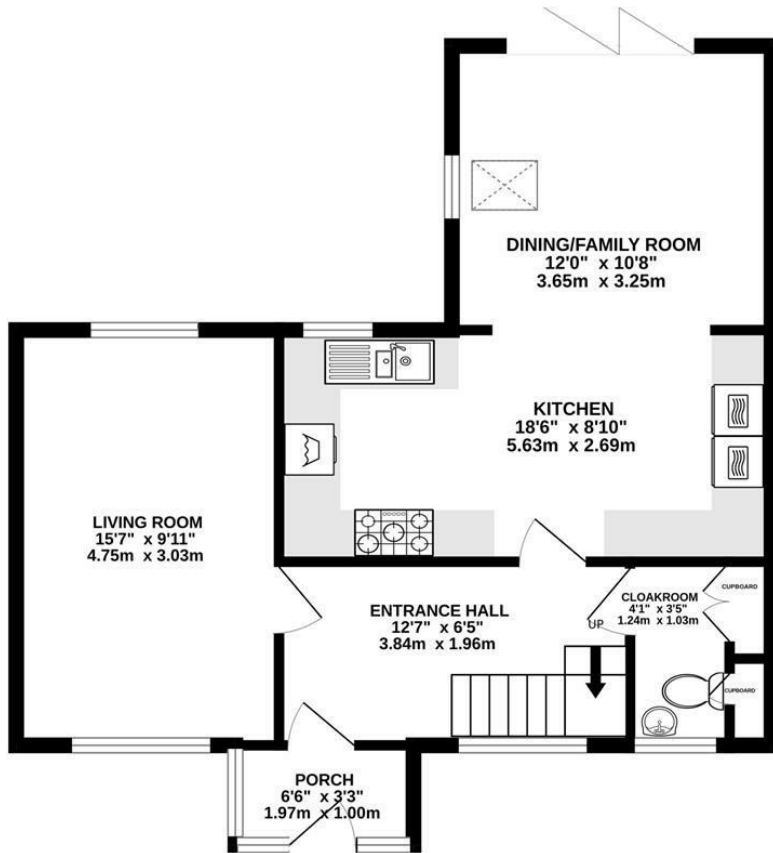
Heating: gas central heating.

Broadband speed: 16 Mbps (basic) and 80 Mbps (superfast).

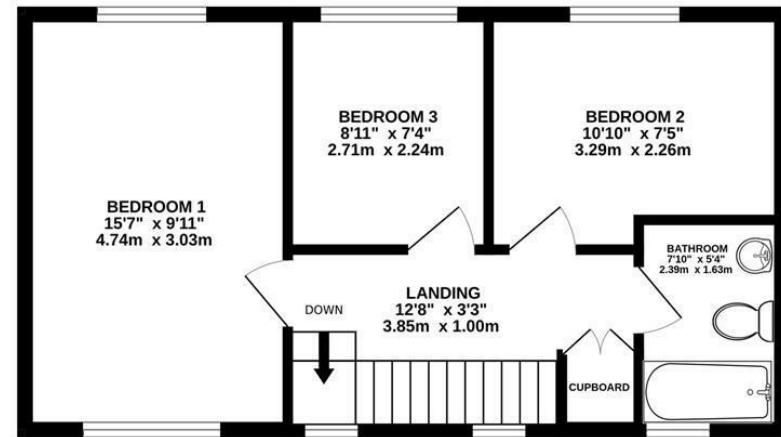
Mobile phone coverage: EE, Three, O2 and Vodafone.



**GROUND FLOOR**  
595 sq.ft. (55.3 sq.m.) approx.



**1ST FLOOR**  
443 sq.ft. (41.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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.  
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

