



**Great Oldbury Drive, Stonehouse GL10 3FX**

**£290,000**





# Great Oldbury Drive, Stonehouse GL10 3FX



- Three bedroom town house
- Opportunity to purchase a 50% share if required
- Finished to a high specification throughout
- Master suite with en-suite shower room
- Enclosed rear garden
- Two parking spaces
- Nice outlook to the front
- Freehold based on purchasing the 100% share
- Council tax band C (£2,053.70)
- EPC rating B86

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www.naylorpowell.com

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## Entrance Hall

Composite door to entrance hall. Access to kitchen/diner and stairs rising to the first floor.

## Kitchen/Diner

uPVC double-glazed window to front elevation. Access to cloakroom and living room. Under-stairs storage cupboard. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring electric hob, oven and freestanding fridge freezer. Space for washing machine and dishwasher. Radiator.

## Living Room

uPVC double-glazed sliding doors to rear garden. Radiator.

## Cloakroom

Low-level WC and wash hand basin. Radiator.

## Bedroom One

Four double-glazed Velux windows to rear elevation. Radiator.

## En-Suite Shower Room

Double-glazed Velux window to rear elevation. Walk in shower, low-level WC and wash hand basin. Radiator.

## Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

## Study Space

uPVC double-glazed window to front elevation. Stairs rising to the second floor. Radiator.

## Bathroom

Low-level WC, bath with shower over, wash hand basin and heated towel rail.

## Outside

The front of the property is accessed via a footpath with lawn and plants either side. The rear garden is fully enclosed and can be accessed via the rear gate from the two allocated parking spaces. It is mostly laid to lawn with a patio area.

## Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. The property is within 0.5 mile of 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).

There may be a service charge when the development is complete.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central.

Broadband speed: 7 Mbps (basic), 33 Mbps (superfast) and 1000 Mbps (ultrafast).

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

## Agents Note

The vendor is selling their 50% leasehold share. The remaining 50% will be purchased from Sage, resulting in the purchase being the 100% freehold. There is also an option to purchase the property on a 50% shared ownership scheme. Should you wish to purchase the 50% leasehold share, the details on the lease are below:

99 years beginning 11/12/2020 with 95 remaining.

Annual ground rent £4,634.40.

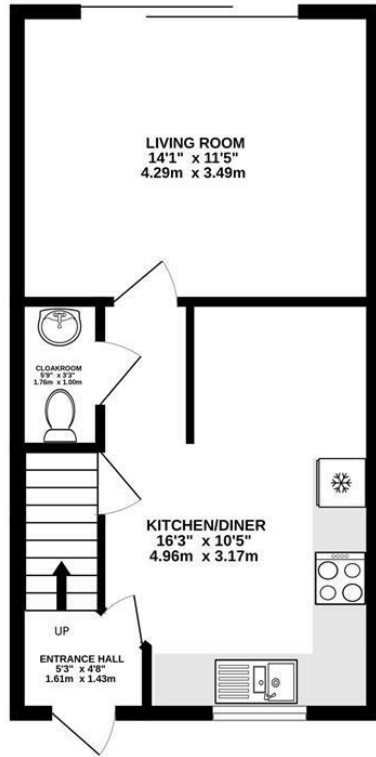
Ground rent next review period is 01/04/2025.

Annual service charge £991.56.

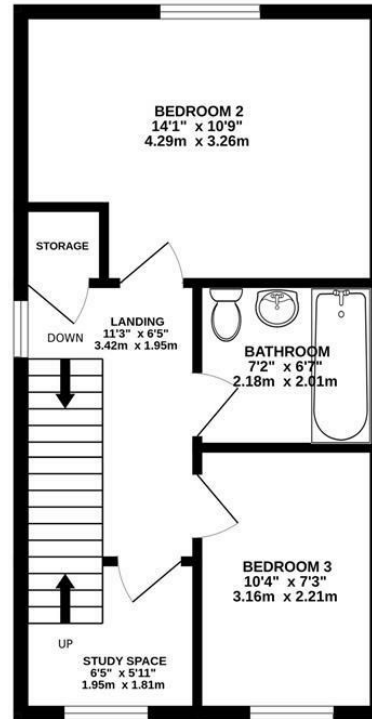
Service charge next review period is 01/04/2025.



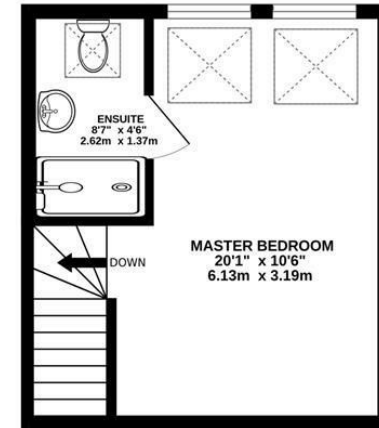
GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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.  
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