



**Regency Close, Stonehouse GL10 2AE**  
**£415,000**



# Regency Close, Stonehouse GL10 2AE

• Detached house • Four bedrooms • Master bedroom with en-suite and walk in wardrobe • Enclosed rear garden • En-bloc garage and parking for one vehicle in front • Sought after cul-de-sac location • Walking distance to town centre • Freehold • Council tax band D (£2,310.40) • EPC rating C74

**£415,000**



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

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## Entrance Hall

uPVC door to entrance hall and uPVC double-glazed window to front elevation. Under-stairs storage cupboard. Stairs rising to first floor. Radiator.

## Kitchen/Diner

uPVC double-glazed bay window to front elevation and wooden door to side elevation. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, five ring gas hob and oven, dishwasher, fridge/freezer and space for washing machine. Radiator.

## Living Room

uPVC double-glazed window to conservatory. Radiator.

## Conservatory

uPVC double-glazed windows surrounding and uPVC double-glazed sliding doors to rear garden. Air conditioning unit and radiator.

## Cloakroom

Low-level WC and corner wash hand basin and extractor fan. Radiator.

## Bedroom One

uPVC double-glazed window to front elevation. Walk-in wardrobe with light and hanging rails. Two radiators.

## En-Suite Shower Room

Double-glazed Velux window to rear elevation. Low-level WC, wash hand basin, walk in shower cubicle and extractor fan. Radiator.

## Bedroom Two

uPVC double-glazed window to rear elevation. Built-in wardrobes. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Storage cupboard. Radiator.

## Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

## Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over and extractor fan. Radiator.

## Outside

The property benefits from a front garden with an array of greenery, ideal for bin storage, there is also side access to the rear garden. The rear garden is fully enclosed and South facing, it is mostly laid to lawn with a patio space. There is an en-bloc single garage and one parking space in front.

## Location

The property is situated in Stonehouse town. Local facilities include a Co-op with a Post Office, several restaurants, primary and secondary schools and Stonehouse train station which has a main line to London Paddington Station. The property is approximately, 4.5 miles to Junction 13 of the M5 motorway providing easy access to Gloucester, Cheltenham and Bristol.

## Material Information

Tenure: Freehold.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,310.40 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

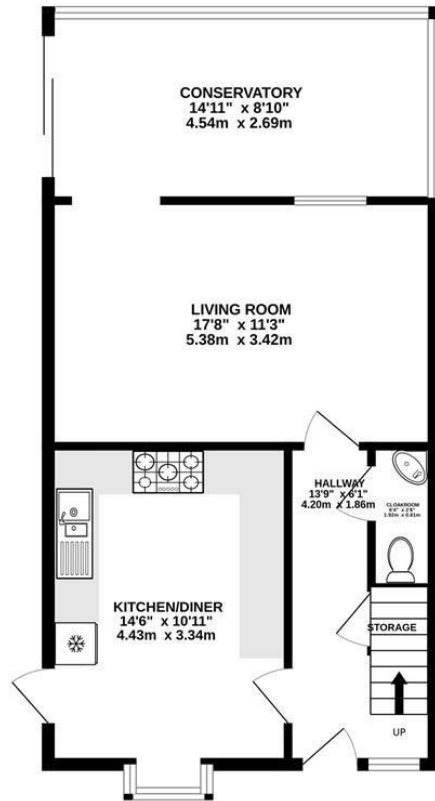
Heating: gas central.

Broadband speed: 17 Mbps (basic) and 66 Mbps (superfast).

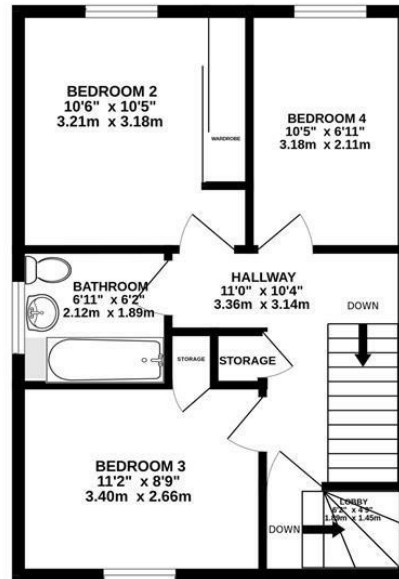
Mobile phone coverage: EE, Three (Limited), O2 and Vodafone.



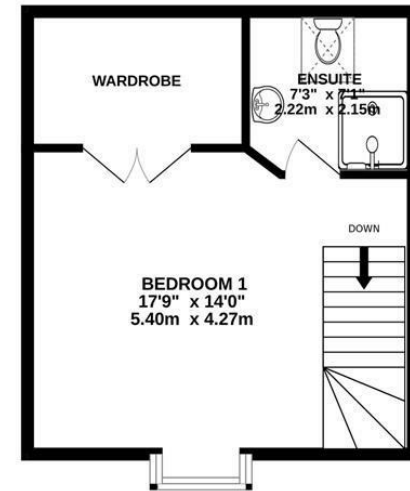
GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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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.

Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
192 (100%)	A	74	83
161 (94%)	B		
129 (80%)	C		
105 (64%)	D		
82 (51%)	E		
55 (34%)	F		
29 (18%)	G		
The less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



