



**Gilbert Young Close, Stonehouse GL10 3FL**  
**£320,000**





# Gilbert Young Close, Stonehouse GL10 3FL

• Semi-detached house • Three bedrooms • Fitted kitchen/diner • Light and airy accommodation throughout • Enclosed and low maintenance rear garden • Off-road parking for two vehicles • Chain free • Freehold • Council tax band C (£1,945.46) • EPC rating B85

**£320,000**



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

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**

## Entrance Hall

Composite door to entrance. Access to cloakroom, kitchen/diner and stairs rising to the first floor. Radiator.

## Kitchen/Diner

uPVC double-glazed window to front and side elevation. Range of wall and base units with appliances to include four ring gas hob with extractor over, electric oven, integrated dishwasher, washing machine and fridge/freezer. Radiator.

## Living Room

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

## Cloakroom

Low-level WC and wash hand basin.

## Bedroom One

uPVC double-glazed window to rear elevation. Access to en-suite shower room. Radiator.

## En-Suite Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin, walk in shower and heated towel rail.

## Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

## Bathroom

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

## Outside

To the front of the property there is off-road parking for two vehicles and gated access to the rear garden. The garden is fully enclosed and laid to artificial lawn and patio, offering a low maintenance entertainment space. The property is within close proximity to the

attenuation pond which sees an abundance of wildlife over the seasons.

## 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 - £1,945.46 (2024/25). There is currently no management fee payable but may be introduced when the estate is completed.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

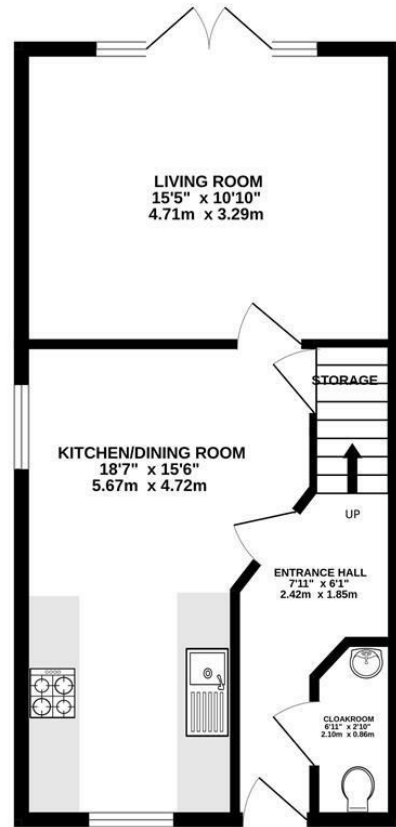
Heating: gas central heating.

Broadband speed: 5 Mbps (basic), 37 Mbps (superfast) and 9000 Mbps (ultrafast).

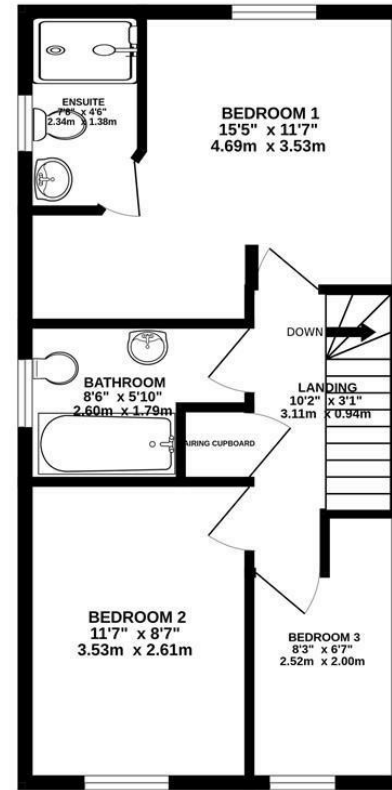
Mobile phone coverage: EE (limited), Three (limited), O2 and Vodafone.



**GROUND FLOOR**  
440 sq.ft. (40.9 sq.m.) approx.



**1ST FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 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 Metronov ©2019

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.

