



**Laburnum Walk, Stonehouse GL10 2NR**

**£275,000**



## Laburnum Walk, Stonehouse GL10 2NR

• Detached bungalow • Two bedrooms • Potential to add your own stamp • Well-proportioned living space • Generous rear garden • Walking distance to local amenities • Chain free • Freehold • Council tax band B (£1,796.98) • EPC rating D62

**£275,000**



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

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**www.naylorpowell.com**

### Entrance Hall

uPVC door to entrance hall. Access to laundry space. Radiator.

### Laundry Space

uPVC double-glazed window to front elevation. Worktop with plumbing for washing machine.

### Living Room

uPVC double-glazed window to side elevation and single glazed window to lean to. Radiator.

### Kitchen

uPVC double-glazed window to side elevation and single glazed window to lean to. Range of wall and base units with appliances to include freestanding oven with four ring electric hob and stainless steel sink with mixer tap and drainer. Space for under-counter fridge. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation. Fireplace. Radiator.

### Bedroom Two

uPVC double-glazed window to side elevation. Cupboard. Radiator.

### Bathroom

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

### Lean To

Single glazed windows and door to rear elevation. Radiator.

### Outside

The rear garden is laid to patio, it boasts an array of plants and trees along with a pond. There is a concrete storage shed at the bottom. There is on-street parking and a permit parking space to the front, subject to availability.

### Location

The property is located centrally in Stonehouse town, within easy reach of local amenities including a Co-op with a post office, restaurants, primary and secondary schools. Junction 13 of the M5 motorway is just under 3 miles. 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: B.

Local authority and rates: Stroud District Council - £1,796.98 (2024/25).

Electricity supply: meter.

Water supply: meter.

Sewerage: mains.

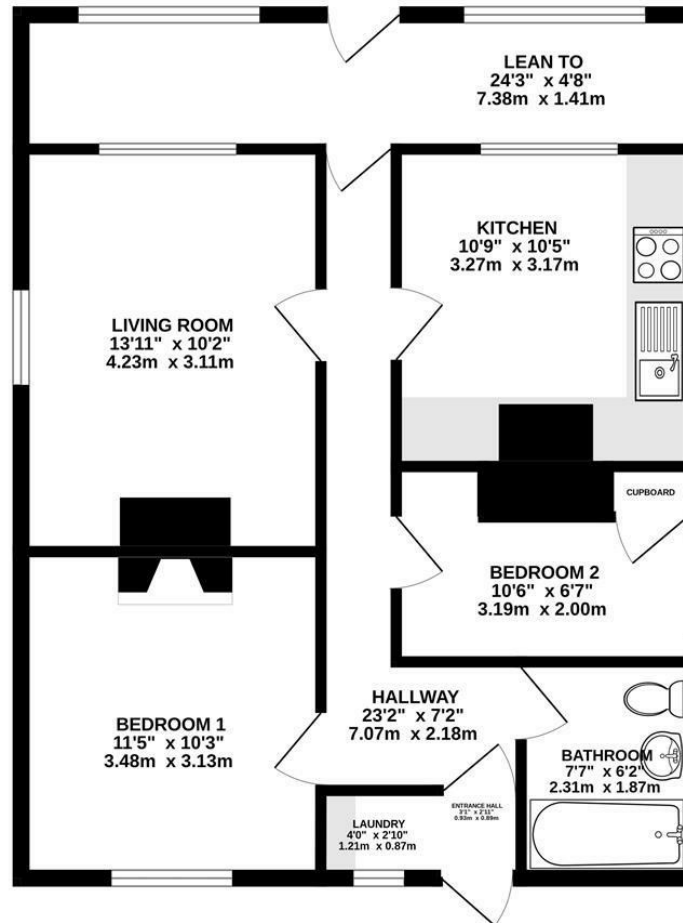
Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 80 Mbps (superfast).

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



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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.  
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