



**Gilbert Young Close, Stonehouse GL10 3FL**

**£310,000**



# Gilbert Young Close, Stonehouse GL10 3FL

• Mid-terrace house • Three bedrooms • Well-proportioned accommodation throughout • Low-maintenance rear garden • 100% share of property • Approximately 5 years remaining on the NHBC warranty • Service charge and ground rent to be confirmed during the staircasing and conveyancing process • Currently leasehold. The property will become freehold once the staircasing and sale is complete. • Council tax band C (£1,945.46) • EPC rating B85

**£310,000**



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

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## Entrance Hall

Composite door to entrance hall. Access to living room and stairs rising to first floor.

## Living Room

uPVC double-glazed window to front elevation. Radiator.

## Kitchen/Diner

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

## Lobby

uPVC double-glazed door to rear garden. Access to cloakroom. Radiator.

## Cloakroom

Low-level WC and wash hand basin. Radiator.

## Bedroom One

Two uPVC double-glazed windows to front elevation. Storage cupboard. Radiator.

## Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

## Bathroom

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

## Outside

The property has one off-road allocated parking space, there is an additional visitors space. The rear garden is fully enclosed and low maintenance, it boasts an array of plants giving it a bright and healthy feel. It is laid to patio and artificial lawn with a rear access gate. 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: Currently Leasehold. The property will become Freehold once the staircasing and sale is complete.

Council tax band: C.

Local authority and rates: Stroud District Council - £1,945.46 (2024/25).

Service charge and ground rent combined: To be confirmed during the staircasing and conveyancing process.

Management company: Sovereign Network Group.

Approximately 5 years remaining on NHBC warranty.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 5 Mbps (basic), 35 Mbps (superfast) and 9000 Mbps (ultrafast).

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

## Agents Note

The value of the share is based on a RICS valuation, it is valid for 3 months from date of inspection and completion must be within this time frame. If completion is not within this time frame, a new RICS valuation will be obtained. There cannot be any negotiation on the price as Sovereign are bound by the RICS valuation. The current 40% share will be purchased and the remaining 60% will be staircased.

Sovereign Network Group Criteria:

Have an annual income of less than £80,000

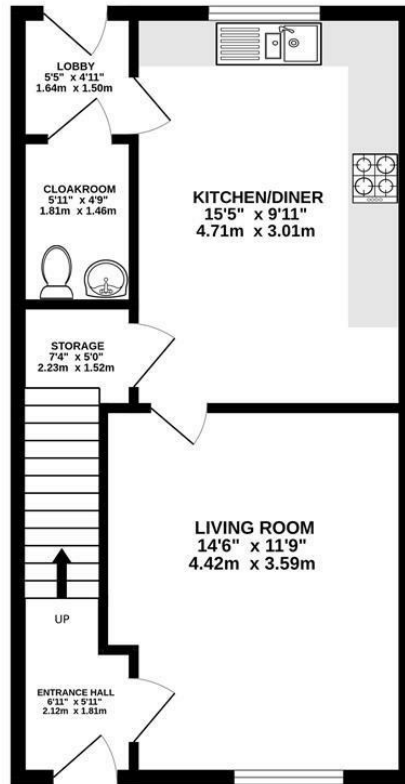
Be a first-time buyer, or be an existing homeowner - but able to demonstrate they have sold their property subject to contract.

Be over 18 years of age.

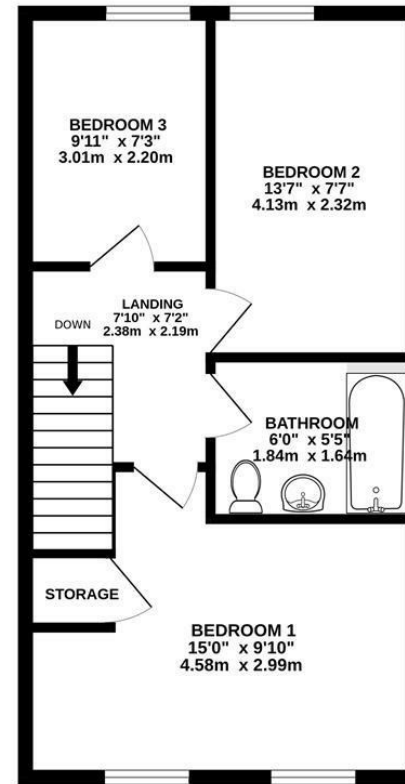
Must own and occupy the property as their sole and primary residence.



GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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.

