



**Avenue Terrace, Stonehouse GL10 3RE**

**£289,950**



## Avenue Terrace, Stonehouse GL10 3RE

- Mid-terrace house renovated by the current owners
- Two double bedrooms
- Immaculately presented throughout
- Open plan living finished to high specification
- Enclosed rear garden
- Garage
- Chain free
- Freehold
- Council tax band B (£1,796.98)
- EPC rating D56

**£289,950**



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

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### Entrance Hall

uPVC double-glazed window to front elevation and uPVC door to entrance hall. Access to living room.

### Living Room

uPVC double-glazed window to front elevation. Wood burner. Storage cupboard. Open access to dining room. Radiator.

### Dining Room

Stairs rising to first floor. Open access to kitchen and living room. Radiator.

### Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include one and a half bowl enamel sink with mixer tap and drainer, six ring gas hob, electric oven, integrated dishwasher and integrated fridge/freezer. Breakfast bar. Open access to dining room and lobby.

### Lobby

uPVC door to rear garden. Access to utility room. Radiator.

### Utility Room

uPVC double-glazed window to rear elevation. Low-level WC. Worktop with space for washing machine and tumble dryer beneath. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation. Eaves storage and two further storage cupboards. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Two storage cupboards and two sets of drawers. Radiator.

### Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, vanity sink with light up mirror, bath with mixer tap and hand held shower and walk in waterfall shower. Heated towel rail.

### Outside

To the front of the property there is a gravelled space with stepping stones to the front door. The rear garden is fully enclosed and has rear access to the garage. The garden is mostly laid to lawn with a gravelled area, ideal for alfresco dining.

### Location

The property is located on the edge of Stonehouse town and is situated approximately three miles west of Stroud. Local facilities in the town include a Co-op with a post office, several restaurants, a variety of shops, primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. Junction 13 of the M5 motorway is approximately 2.5 miles providing easy access to Gloucester, Bristol and Cheltenham.

### Material Information

Tenure: Freehold.

Council tax band: B.

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

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

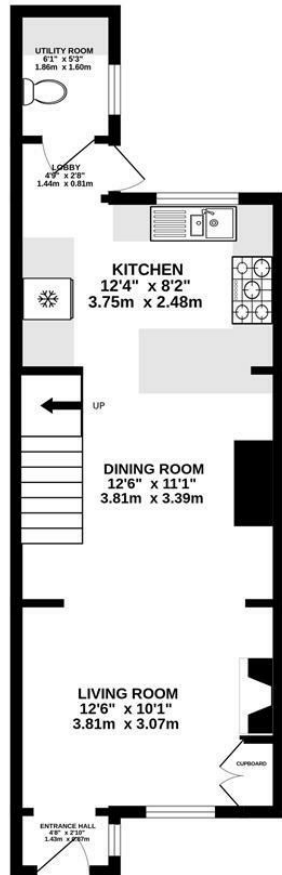
Heating: gas central heating.

Broadband speed: 14 Mbps (basic), 80 Mbps (superfast) and 1000 Mbps (ultrafast).

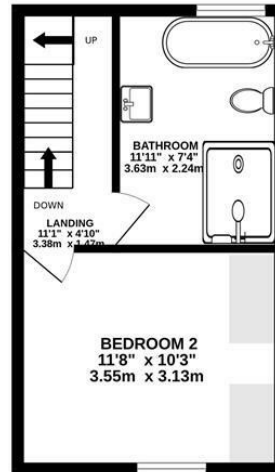
Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone.



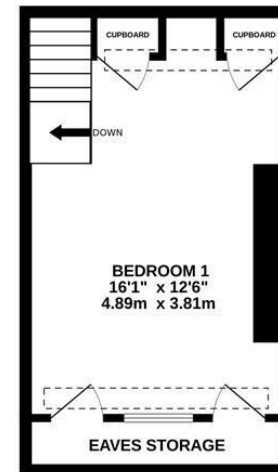
GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



2ND FLOOR  
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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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.

