



**Great Oldbury Drive, Stonehouse GL10 3FQ**  
**£285,000**



# Great Oldbury Drive, Stonehouse GL10 3FQ

• Semi-detached house • Two double bedrooms • Landscaped garden • Ex show home • Chain free • Annual service charge of approximately £200 • Approximately 8 years remaining on NHBC warranty • Freehold • Council tax band B (£1,702.27) • EPC rating B84

**£285,000**



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

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**www.naylorpowell.com**

## Entrance Hall

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

## Living Room

uPVC double-glazed window to front elevation. Radiator.

## Kitchen/Diner

uPVC double-glazed French doors to rear garden with uPVC double-glazed windows either side. Range of wall and base units with appliances to include stainless steel with mixer tap and drainer, integrated fridge/freezer, integrated washing machine, four ring gas hob and electric oven. Storage cupboard. Radiator.

## Cloakroom

Low-level WC and wash hand basin. Radiator.

## Bedroom One

uPVC double-glazed window to front elevation. Built-in wardrobe. Radiator.

## Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

## Bathroom

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

## Outside

To the side of the property there is tandem off-road parking for two vehicles with outside power socket and gated access to the rear garden. The garden is fully enclosed and landscaped throughout, it offers a low maintenance entertainment space boasting a patio, gravelled space and flower bed.

## 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: B.

Local authority and rates: Stroud District Council - £1,702.27 (2024/25).

There may be a service charge when the development is complete.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

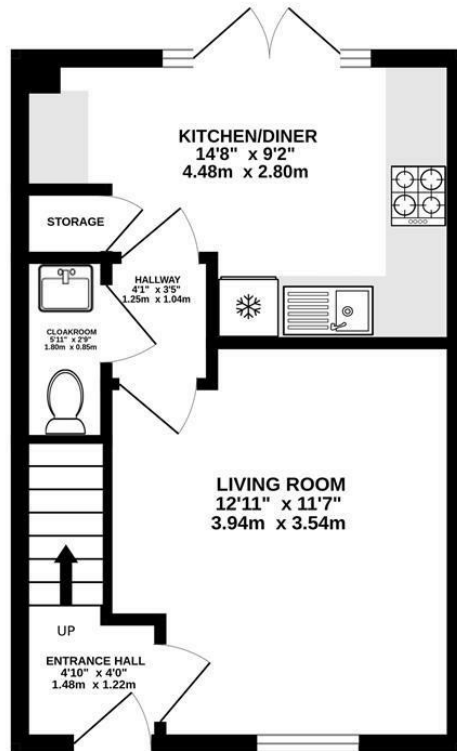
Heating: gas central.

Broadband speed: 23 Mbps (basic) and 9000 Mbps (ultrafast).

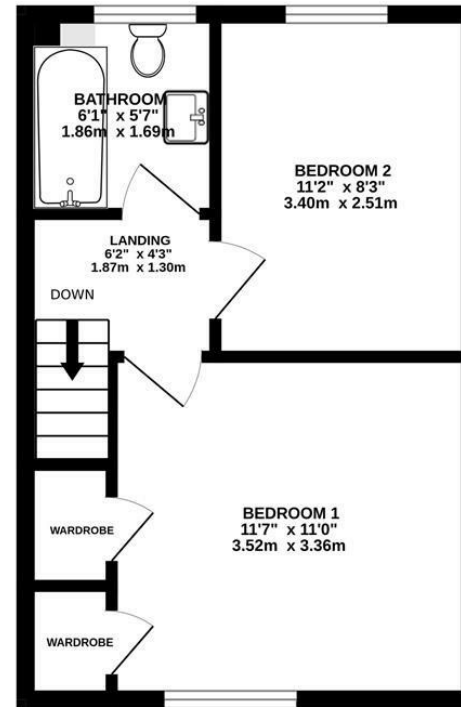
Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone.



GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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.

