



**Gilbert Young Close, Stonehouse GL10 3FL**  
**£350,000**





# Gilbert Young Close, Stonehouse GL10 3FL

• Semi-detached town house finished to an immaculate standard throughout • Three double bedrooms • Social kitchen/diner/family room • Separate cosy living room • Study • Garage and driveway parking for three vehicles • Approximately 5 years remaining on the NHBC warranty • Freehold • Council tax band D (£2,315.78) • EPC rating B85



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£350,000

## Entrance Hall

Composite door to entrance hall. Access to kitchen, study, cloakroom, utility cupboard with washing machine and stairs rising to the first floor. Radiator.

## Living Room

Two uPVC double-glazed windows to rear elevation. Two radiators.

## Kitchen/Diner/Family Room

uPVC double-glazed French doors to rear garden and windows either side. Range of wall and base units with appliances to include integrated fridge/freezer, dishwasher, eye-level double oven, four ring gas hob and stainless steel sink with mixer tap and drainer. Two radiators.

## Study

uPVC double-glazed window to front elevation. Radiator.

## Cloakroom

uPVC double-glazed window to side elevation. Low-level WC and corner wash hand basin. Radiator.

## Bedroom One

Two uPVC double-glazed windows to front elevation. Access to en-suite. Radiator.

## En-Suite Shower Room

Low-level WC, wash hand basin and shower cubicle. Heated towel rail.

## Bedroom Two

uPVC double-glazed window to front elevation and uPVC double-glazed Velux window to front elevation. Radiator.

## Bedroom Three

Two uPVC double-glazed Velux windows to rear elevation. Radiator.

## Bathroom

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

## Outside

The property boasts a driveway with tandem parking for three vehicles. The rear garden is fully enclosed and low-maintenance, it benefits from patio and Astroturf. The single garage can be accessed via the side bi-fold doors or the up and over door, it has power and light.

## 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: D.

Local authority and rates: Stroud District Council - £2,315.78 (2025/26).

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

There is approximately 5 years remaining on the NHBC warranty.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

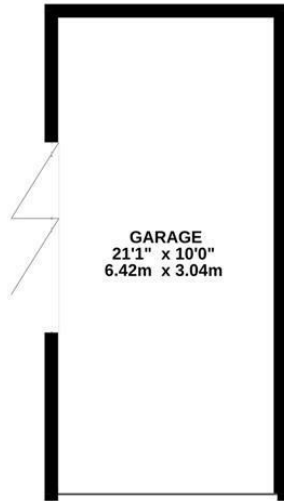
Heating: gas central.

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

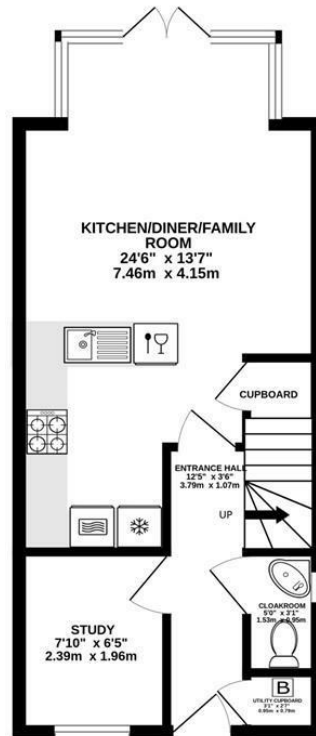
Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone.



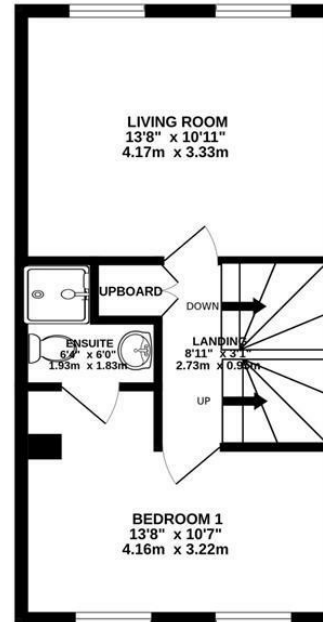
GARAGE  
210 sq.ft. (19.5 sq.m.) approx.



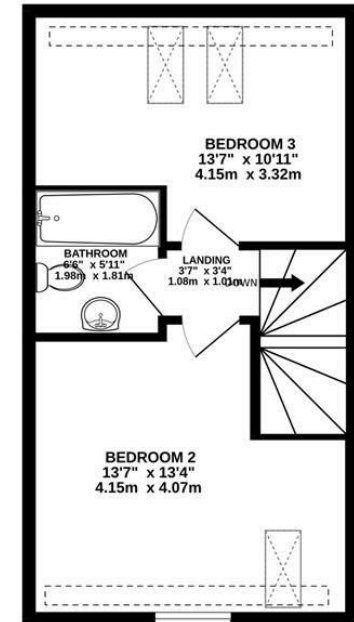
GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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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.

