



**Rowbotham Way, Stonehouse GL10 3GW**

**£335,000**





## Rowbotham Way, Stonehouse GL10 3GW

• Semi-detached house • Three bedrooms • Well-presented accommodation throughout • Enclosed rear garden with gated access • Garage and driveway parking for two vehicles • Approximately 5 years remaining on the NHBC warranty • Chain free • Freehold • Council tax band C (£2,058.46) • EPC rating B84



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

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### Entrance Hall

uPVC door to entrance hall. Access to living room and stairs rising to the first floor. Built-in shoe cupboard.

### Living Room

uPVC double-glazed window to front elevation. Radiator.

### Kitchen/Diner

uPVC double-glazed window to front elevation and uPVC double-glazed sliding doors to rear garden. Range of wall and base units with appliances to include one and a half bowl stainless steel sink with mixer tap and drainer, four ring induction hob, electric oven, integrated dishwasher and integrated fridge/freezer. Radiator.

### Utility Room

uPVC door to rear garden. Wall and base units with stainless steel sink and mixer tap and drainer and space for washing machine.

### Cloakroom

Low-level WC and wash hand basin.

### Bedroom One

uPVC double-glazed window to front elevation. Built-in triple wardrobes. Access to en-suite shower room. Radiator.

### En-Suite Shower Room

Low-level WC, wash hand basin and walk in shower. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

### Bathroom

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

### Outside

To the front of the property is driveway parking for two vehicles, there is gated access to the rear garden. The garden is fully enclosed and mostly laid to lawn, there is a patio space and flower bed borders. The single garage benefits from 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.

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

There is approximately 5 years remaining on the NHBC warranty.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,058.46 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

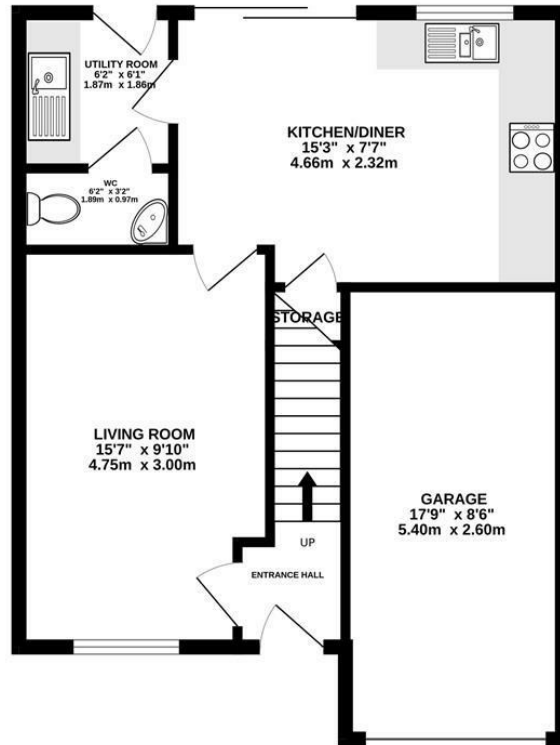
Heating: gas central heating.

Broadband speed: 6 Mbps (basic), 33 Mbps (superfast) and 9,000 Mbps (ultrafast).

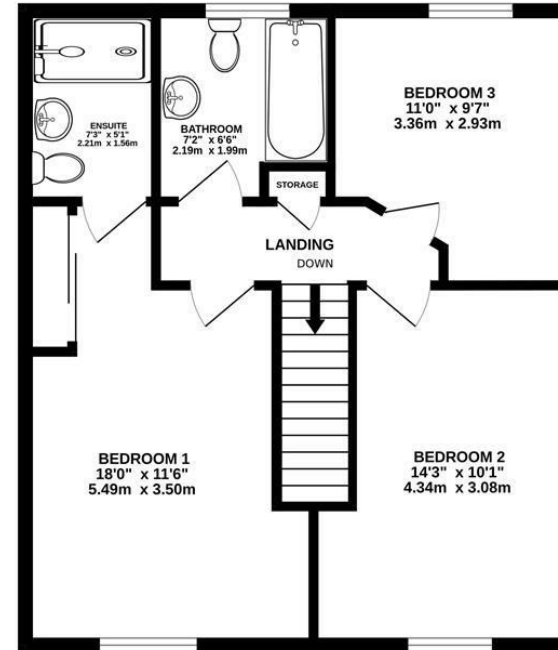
Mobile phone coverage: EE, Three, O2 (Limited) and Vodafone (Limited).



GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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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.

