



**Gilbert Young Close, Stonehouse GL10 3FL**  
**£325,000**





## Gilbert Young Close, Stonehouse GL10 3FL

• Semi-detached house • Three bedrooms • Fitted kitchen with integrated appliances • Light and airy accommodation throughout • South East facing garden • Two tandem parking spaces • Approximately 4 years remaining on the NHBC warranty • Freehold • Council tax band C (£2,058.46) • EPC rating B85

**£325,000**



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

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### Entrance Hall

Composite door to entrance. Access to cloakroom, kitchen/diner and stairs rising to the first floor. Radiator.

### Living Room

uPVC double-glazed French doors to rear garden. Media unit with cupboard and drawers. Two radiators.

### Kitchen

uPVC double-glazed window to front and side elevation. Range of wall and base units with appliances to include four ring gas hob with extractor over, electric oven, washing machine and fridge/freezer. Radiator.

### Cloakroom

Low-level WC and wash hand basin. Radiator.

### Bedroom One

uPVC double-glazed window to rear elevation. Built-in wardrobes and access to en-suite shower room. Radiator.

### En-Suite Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin, walk in shower and heated towel rail.

### Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

### Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin, bath with shower over and heated towel rail.

### Outside

To the side of the property there is a driveway allowing parking for two tandem vehicles and gated access to the rear garden. The garden is fully enclosed and South East facing. It is low-maintenance and is mostly laid to AstroTurf, there is a patio space and raised beds.

### 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: C.

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

There is approximately 4 years remaining on the NHBC warranty.

There is currently no management fee payable, however it may be introduced when the estate is completed and handed over.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

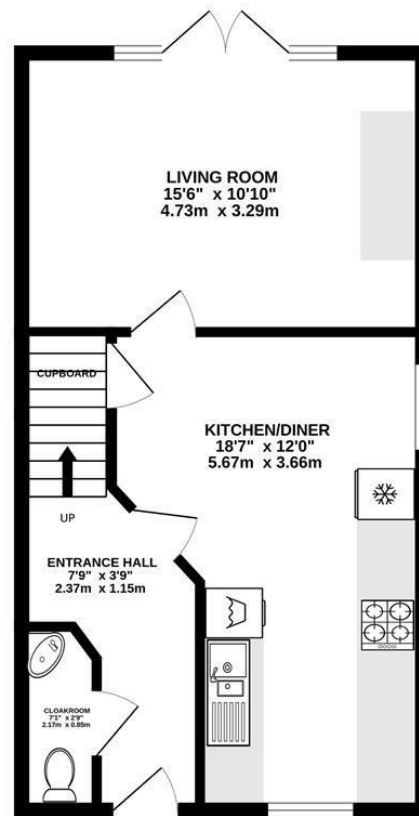
Broadband speed: 5 Mbps (basic), 35 Mbps (superfast) and 9000 Mbps (ultrafast).

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

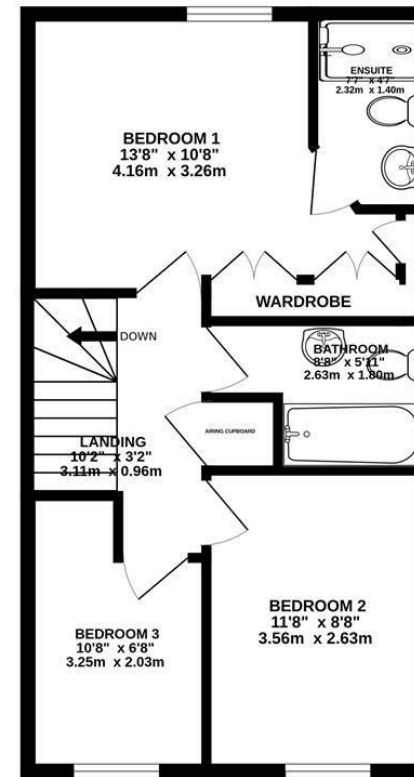
Service charge- £224 per annum.



GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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 is given 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.

