



Rowbotham Way, Stonehouse GL10 3GW
Offers Over £350,000



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• Detached house • Three double bedrooms • Finished to a high standard throughout • Light and airy accommodation • Enclosed garden with pergola and side access • Off-road parking for two vehicles • Approximately 5 years remaining on the NHBC warranty • Freehold • Council tax band D (£2,315.78) • EPC rating B84



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

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Entrance Hall

Composite door to entrance hall. Access to kitchen/diner, living room, cloakroom, storage cupboard and stairs rising to the first floor. Radiator.

Living Room

uPVC double-glazed windows to front and side elevation. Storage cupboard. Radiator.

Kitchen/Diner

uPVC double-glazed windows to front and side elevation and uPVC double-glazed sliding doors with screen line blinds into garden. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring electric hob with extractor fan over, oven, integrated dishwasher and integrated fridge/freezer. There is space for a washing machine. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Bedroom One

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

En-Suite Shower Room

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

Bedroom Two

uPVC double-glazed window to side elevation. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bathroom

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

Outside

To the side of the property there is driveway parking for two vehicles. The garden is fully enclosed and gives gated access to the front of the property. It is mostly laid to lawn with a patio space and pergola, making it an ideal place for alfresco dining. There is also a handy storage shed.

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 school. 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: D.

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

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

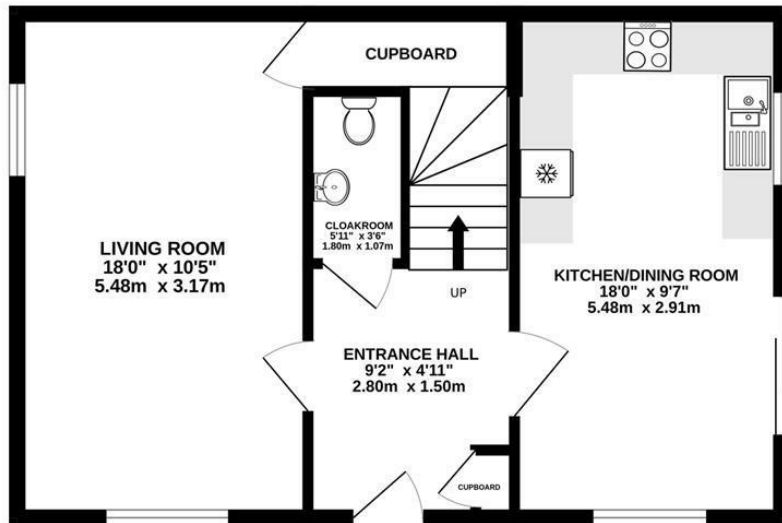
Heating: gas central heating.

Broadband speed: 6 Mbps (basic), 34 Mbps (superfast) and 10,000 Mbps (ultrafast).

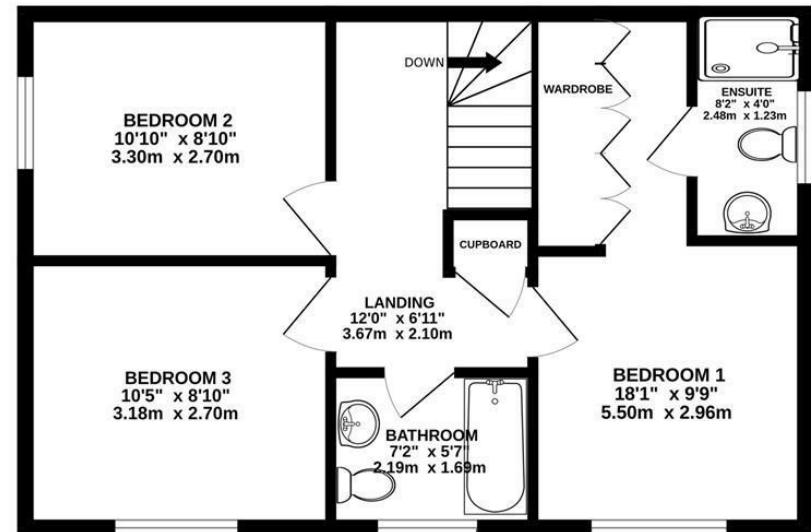
Mobile phone coverage: EE, Three, O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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.

