



**Regent Street, Stonehouse GL10 2AD**

**£399,950**





## Regent Street, Stonehouse GL10 2AD

• Mid-terrace town house with versatile accommodation • Three/four bedrooms • Two reception rooms • Two bathrooms • South facing rear garden with summer house • Parking at the rear for two vehicles • Town Centre location • Freehold • Council tax band C (£2,152.55) • EPC rating D63

**£399,950**



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

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**www.naylorpowell.com**

### Entrance Hall

Wooden door to entrance hall. Access to living room, kitchen and stairs going to both lower ground and first floor. Radiator.

### Living Room

Single-glazed wooden window to front elevation with secondary glazing. Gas fireplace. Storage cupboard. Radiator.

### Kitchen/Diner

Wooden door and double-glazed wooden window to rear elevation. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, oven and five ring gas hob. Space for washing machine, dishwasher and fridge/freezer. Walk-in larder. Radiator.

### Bedroom One

Single-glazed wooden window to front elevation. Storage cupboard. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Storage cupboard. Radiator.

### Bedroom Three

Single-glazed wooden window to front elevation. Radiator.

### Bathroom

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

### Second Reception Room

Wooden door to courtyard and uPVC double-glazed window to rear elevation. Wood burning stove. Access to shower room. Radiator.

### Bedroom Four

Single-glazed wooden window to front elevation. Radiator.

### Shower Room

Single-glazed wooden window to rear elevation. Low-level WC, wash hand basin and shower cubicle.

### Outside

The property has parking for two vehicles at the rear of the property. The South facing mature garden is mostly laid to lawn with an array of greenery. There are two storage sheds a summer house, all with power and light.

### Location

The property is located in Stonehouse town and is a short drive from both Stroud and Gloucester. Local facilities in the town include a Co-op with a post office, restaurants, a variety of shops, a building society, primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. Junction 13 of the M5 motorway, is approximately two miles away, providing easy access to Gloucester, Bristol and Cheltenham.

### Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,152.55 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

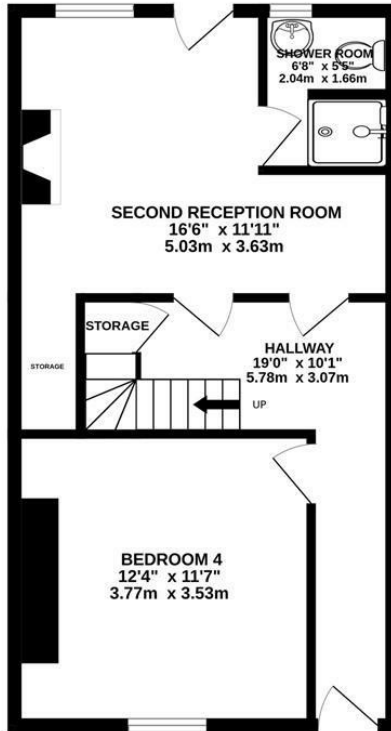
Broadband speed: 18 Mbps (basic) and 80 Mbps (superfast).

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

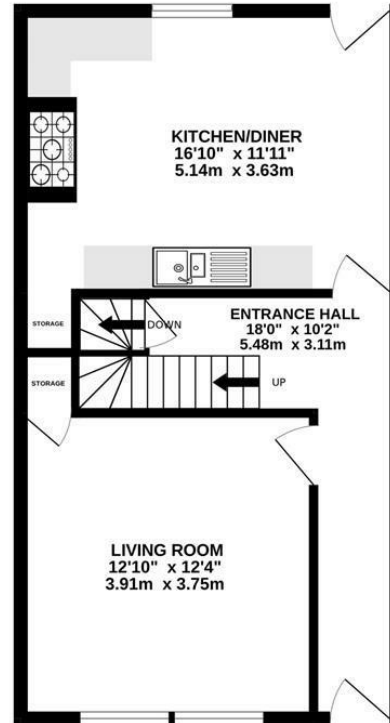
Vodafone (Limited).



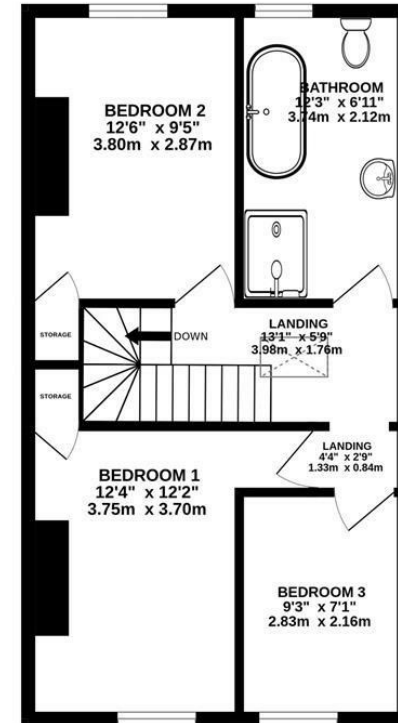
LOWER GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.4 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 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.

