



**Ryelands Close, Stonehouse GL10 2PH**

**£278,000**





## Ryelands Close, Stonehouse GL10 2PH

• Beautifully presented semi-detached chalet style bungalow • Two double bedrooms • Immaculately presented throughout with light and airy accommodation • Social and tasteful kitchen/diner with access to garden • Well-tended front and rear gardens perfect for those who enjoy alfresco dining and keen gardeners • Garage and driveway parking for two tandem vehicles comfortably • Cul-de-sac location off sought after Ryelands Road within close proximity to local amenities • Freehold • Council tax band B (£1,883.49) • EPC rating D58



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### Entrance Hall

uPVC double-glazed door to entrance hall. Access to living room, kitchen/diner and stairs rising to the first floor. Radiator.

### Living Room

uPVC double-glazed window to front elevation. Feature fireplace. Radiator.

### Kitchen/Diner

Three uPVC double-glazed windows to side and rear elevation and uPVC double-glazed door to garden. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, integrated fridge/freezer, four ring gas hob and electric oven. Space for washing machine. Radiator.

### Bedroom One

uPVC double-glazed window to rear elevation. Under-stairs storage cupboard with meters. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Eaves storage. Radiator.

### Bathroom

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

### Outside

The front of the property provides driveway parking for two vehicles comfortably, there is also a well-tended front garden with mature plants and shrubs. The driveway provides access to the garage and the rear garden. The rear garden is fully

enclosed and finished tastefully. It is mostly laid to lawn with gravel and slate borders finished with eye-catching plants. There is an additional patio space to the side where the current owners store their bins, it is ideal for further storage if required.

### Location

The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles to Junction 12 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: B.

Local authority and rates: Stroud District Council - £1,883.49 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 15 Mbps (basic), 52 Mbps (superfast) and 10,000 Mbps (ultrafast).

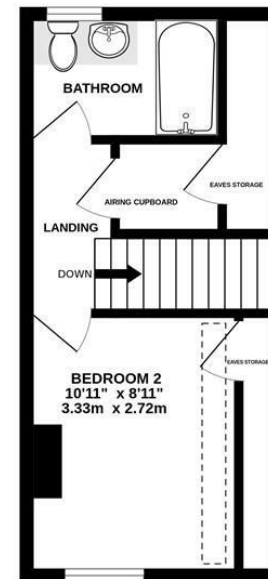
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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