



**Abbots Way, Stonehouse GL10 2AU**  
**£289,000**



# Abbots Way, Stonehouse GL10 2AU

• Mid-terrace house tastefully finished throughout • Three bedrooms • Renovated by current owner to include new heating system and cosmetic works such as new kitchen • Open plan light and airy living space • Enclosed garden with rear access • Integral garage with power and light and driveway parking for one vehicle • Good transport links and close to local amenities • Freehold • Council tax band B (£1,883.49) • EPC rating D64

**£289,000**

## Porch

Door to porch with wooden door to hallway.

## Hallway

Access to living room, kitchen, garage, under-stairs cupboard and stairs rising to the first floor. Radiator.

## Open Plan Living Space

uPVC double-glazed window to front and rear elevation and uPVC double-glazed door to rear garden. Gas fireplace. Open plan access to kitchen. Two radiators.

## Kitchen

Two uPVC double-glazed windows to rear elevation. Range of wall and base units with appliances to include sink with mixer tap and drainer, four ring electric hob, oven, integrated dishwasher. Space for under-counter fridge/freezer. Breakfast bar.

## Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

## Shower Room

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

## Outside

The property has driveway parking for one vehicle. The front garden is laid to patio with raised beds and a lawned area. The rear garden is fully enclosed and has access to a shared footpath. It is mostly laid to lawn with a patio space and footpath alongside side.

## 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: 16 Mbps (basic), 80 Mbps (superfast) and 1,800 Mbps (ultrafast).

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

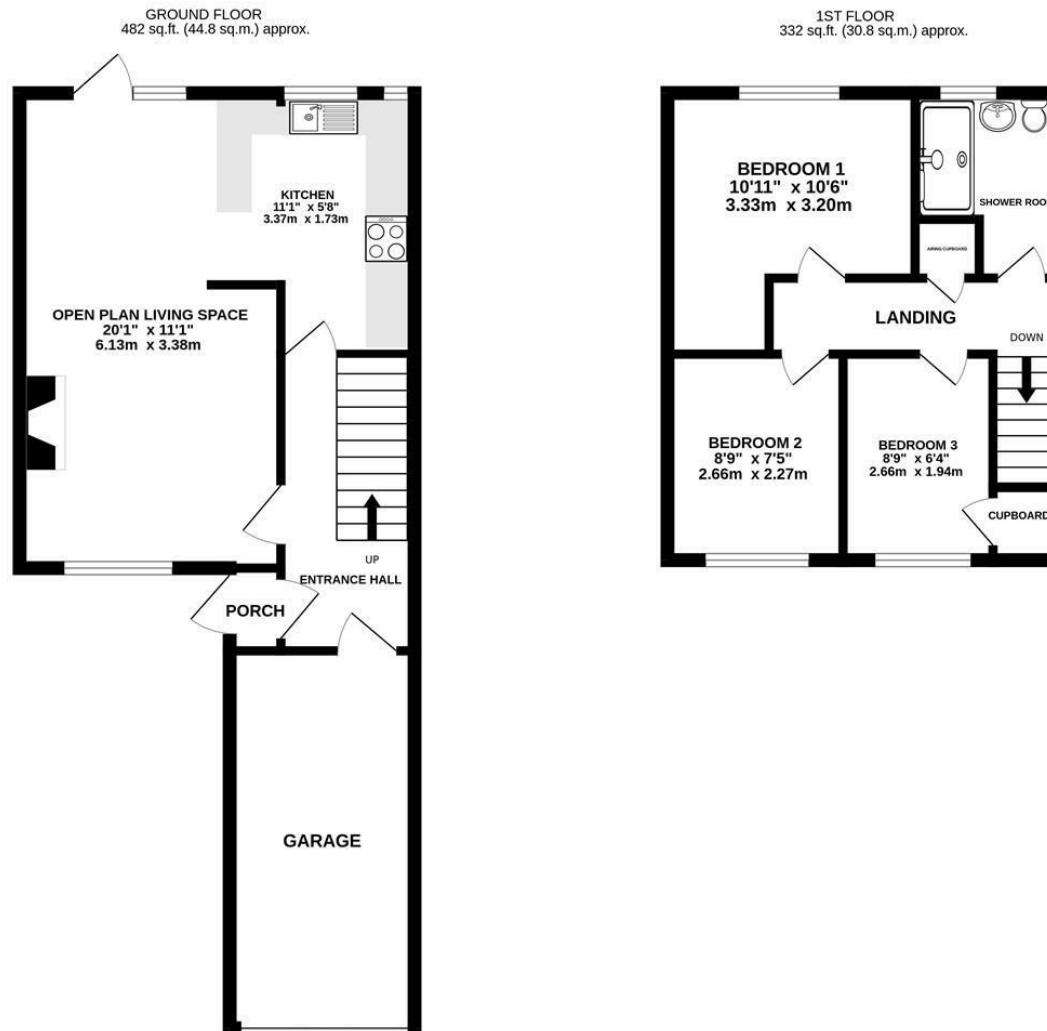


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TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

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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