



Rosedale Avenue, Stonehouse GL10 2QH
Asking Price £395,000



Rosedale Avenue, Stonehouse GL10 2QH

• Detached house • Four bedrooms • Two reception rooms • Well-proportioned accommodation • Enclosed rear garden • Single garage and workshop • Ample off-road parking • Freehold • Council tax E (£2,693.62) • EPC rating C70



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

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

Asking Price £395,000

Entrance Hall

Wooden door to entrance hall. Access to ground floor accommodation and WC. Radiator.

Living Room

Single-glazed bay window to the front elevation, feature fireplace. Access via dining room and entrance hall. Radiator

Dining Room

Double-glazed sliding doors to back garden. Access via kitchen and living room. Radiator

Kitchen

Single-glazed window to rear aspect. Range of wall and base units, stainless steel sink with mixer tap and drainer. Space for a cooker, fridge/freezer and dish washer.

WC

Single-glazed window to front elevation. Low level WC and wash hand basin.

Bedroom One

Single-glazed window to rear elevation, one built in wardrobe with sliding doors. Radiator.

Bedroom Two

Single-glazed window to front elevation, Storage cupboard with double doors. Radiator

Bedroom Three

Single-glazed window to rear elevation. Radiator.

Bedroom Four

Single-glazed window to front elevation, storage cupboard. Radiator.

Bathroom

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

Outside

The front of the property boasts a driveway providing off road parking for four/five vehicles, and access to the single garage. The garage was originally a double garage, but one half of this has been converted into a workshop. The privately enclosed, spacious rear garden with patio area and garden shed. It is largely laid to lawn with a patio area perfect for some outdoor seating. Side access to front elevation.

Location

The property is situated just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, several restaurants, primary and secondary schools and Stonehouse train station which has a main line to London Paddington Station. The property is approximately, 4.5 miles to Junction 13 of the M5 motorway providing easy access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Freehold.

Council tax band: E

Local authority and rates: Stroud District Council - £2,693.62 (2023/24).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

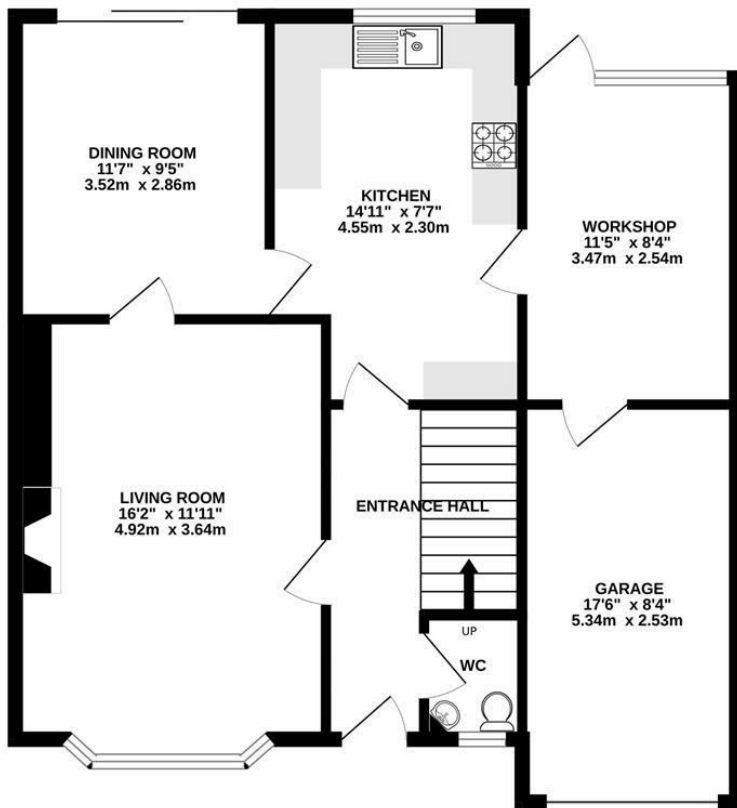
Heating: gas central heating.

Broadband speed: 16 Mbps (basic) and 55 Mbps (superfast).

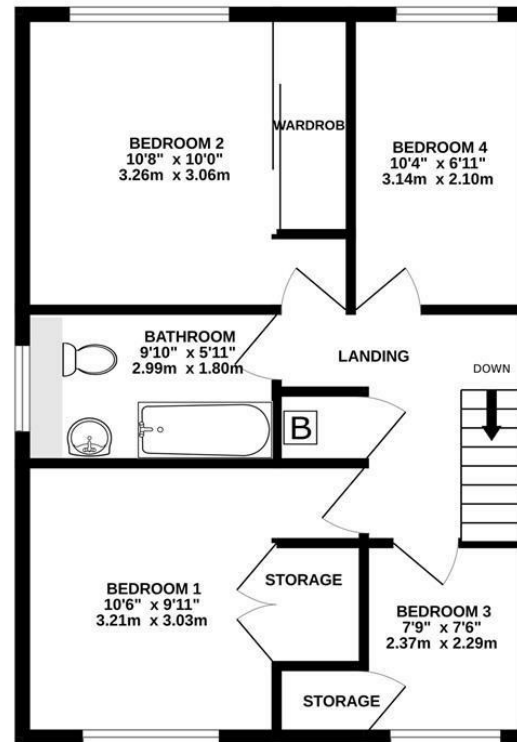
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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.
Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

