



SALES & LETTINGS



- **\*\*CHAIN FREE\*\*** 3 Storey End Town House
- 3/4 Double Bedrooms
- Kitchen/Breakfast Room
- Dining Room/Office/Bedroom 4
- Main Bathroom & Ensuite
- Enclosed Garden
- Garage and Parking for 2 Cars
- Great Access to Stonehouse Town Centre

#### **The Property**

TG Sales & Lettings are pleased to offer for sale this CHAIN FREE end of terrace 3 / 4-bedroom town house, in a CUL-DE-SAC LOCATION on the edge of STONEHOUSE TOWN CENTRE. With bright and flexible accommodation arranged over three floors, the property also benefits from an enclosed rear garden, off road parking for two cars and a garage. The property will need some cosmetic improvement to create a smart, contemporary home. A gravelled courtyard garden to the front sets the house back from the road.

Upon entering, a hallway leads you to a reception/bedroom 4, kitchen/diner and a cloakroom. The kitchen is fitted with a range of wall and base units with integral gas hob, and space for a washing machine and fridge/freezer. There is space for a dining table and a door leads you into the garden. The reception room to the front could be utilised as a dining room, office or 4th bedroom.

On the first floor can be found a bright, spacious living room, double bedroom and bathroom with stairs leading to the second floor. Here you will find the main bedroom with impressive dimensions, boasting an ensuite shower room and affording views across the rooftops towards Penn Woods, and a further double bedroom.

Outside there is a garage en-bloc which is accessible from the garden, with a drive providing parking for 2 cars and a rear garden with side access, mainly laid to paved patio and lawn, enclosed by wood panel fencing. A small communal play park serves the Close.



#### **Situation**

This property is on the outskirts of the town centre, where you will find an abundance of shops and other local amenities including, Doctors, chemist, pubs and food outlets including popular Italian and Indian restaurants, and various takeaways. Stonehouse is part of the Stroud District and is 2.5 miles east of the M5 motorway junction 13 and also has its own railway station, which has a regular train service to London. There are 2 primary schools (Park Infant & Junior), one secondary school (Maidenhill) and one Independent School (Wycliffe College) all within the town itself. There are also a number of footpaths and lanes that lead from the town to the nearby canal and the Cotswold Way also passes close to Stonehouse.

**SATNAV postcode GL10 2HF**

**Tenure Freehold**

**Local Authority** Stroud District Council

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band C**





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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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