Rose Villa St Cyrils Road, Stonehouse GL10 2QG

£375,000

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• Well-presented semi-detached property in a central Stonehouse location • Beautifully established private rear garden • Detached garage with driveway providing off-road parking • Well-proportioned and versatile accommodation • Two adaptable reception rooms • Useful downstairs WC • Close to transport links, including the railway station and M5 • Excellent access to local amenities, shops and local facilities • EPC rating C70 • Stroud District Council, Tax Band D - £2,540.18 (2026/27).

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

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Accommodation

Stepping into the property via a welcoming entrance hall with stairs rising to the first floor and a useful understairs WC. The spacious living room features a bay window overlooking the front aspect, an attractive fireplace with log burner and wooden flooring. The generous dining room offers ample space for a dining table and chairs, a feature fireplace and access to the conservatory. The fitted kitchen comprises a range of wall and base units with work surfaces, a Belfast-style sink, range cooker, and integrated appliances, including fridge, freezer, and dishwasher, with windows providing views towards the garden. The bright and versatile conservatory benefits from windows and doors overlooking and providing access to the rear garden.

The first floor landing provides access to all three bedrooms and the family bathroom. Bedroom One is a well-proportioned double bedroom with a window overlooking the front aspect and useful fitted storage. Bedroom Two is a further generous double bedroom with a window overlooking the rear aspect, while Bedroom Three has a window overlooking the front aspect. The family bathroom comprises a freestanding bath, separate shower enclosure, wash hand basin and WC, with tiled walls.

Outside

Approached via a paved driveway providing off-road parking and access to the detached garage, the front of the property is complemented by a well-established front garden, enclosed by a low stone wall and mature planting. A pathway leads to the front entrance, with a variety of shrubs, trees and climbing plants creating an attractive and private approach. There is also useful gated side access to the rear garden.

The property benefits from a beautifully established and secluded South-West facing rear garden, offering a good-sized lawn surrounded by well-stocked borders, mature shrubs and a variety of colourful planting. A paved seating area provides an ideal space for outdoor dining and entertaining, while a further paved pathway leads to the detached garage and Greenhouse. The garden is enclosed by mature hedging and fencing, creating a peaceful and private setting.

Garage

19'9" x 8'6" (6.02 x 2.60)
Up and over door to the front and rear pedestrian door, further benefits include power and light.

Location

The property is ideally situated just off Stonehouse High Street, within easy reach of a wide range of local amenities and facilities. These include a Co-op with post office, restaurants, building society and library, all within convenient walking distance. Stonehouse also benefits from excellent transport links, with regular bus services and a railway station offering mainline services to London Paddington. Junction 12 of the M5 motorway is also easily accessible, providing convenient links to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Freehold
Council tax band: D
Local authority and rates: Stroud District Council - £2,540.18 (2026/27).
Electric supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas
Broadband speed: 17 Mbps (basic) and 80 Mbps (superfast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

Agents Note

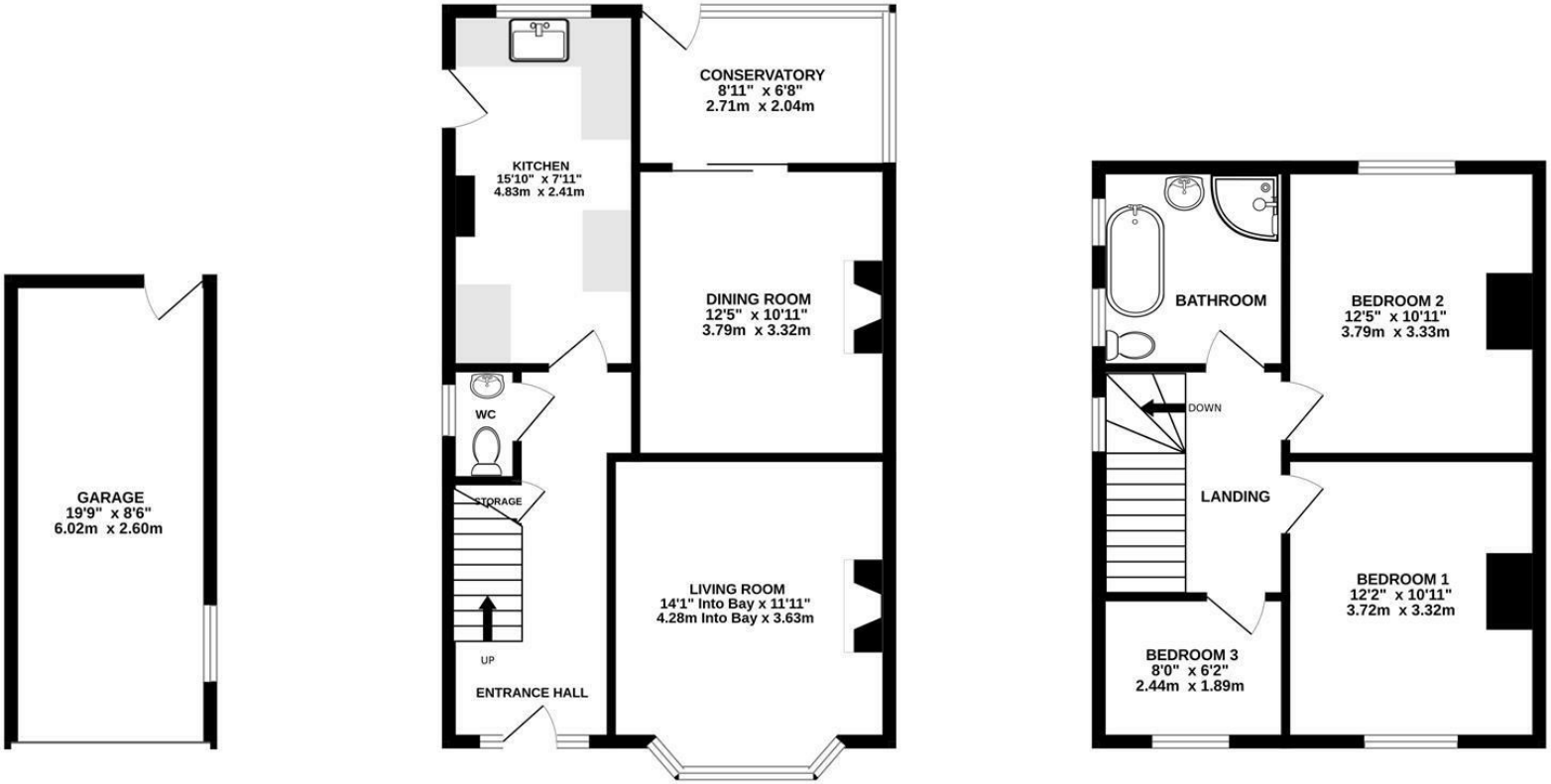
The conservatory only has been subject to a historic minor subsidence claim which has now been resolved. We understand that a Cherry Tree in the vicinity was identified as a potential contributing factor and has since been removed. A claim has been made with the relevant insurance company with payment pending.

Prospective purchasers are advised to make their own enquiries and obtain any further information they require in respect of the claim, its history and any associated works. For further information available to us, please contact Naylor Powell.

GARAGE
168 sq.ft. (15.7 sq.m.) approx.

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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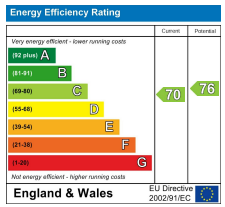
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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