



**Maurice Shill Close, Stonehouse GL10 3FR**  
**£315,000**





## Maurice Shill Close, Stonehouse GL10 3FR



• Semi-detached house • Two double bedrooms and one single bedroom • Enclosed and low-maintenance garden with side access and storage shed • Two off-road parking spaces • Close to local amenities • Time remaining on the NHBC to be confirmed • Chain free • Freehold • Council tax band C (£2,058.46) • EPC rating B84

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

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www.naylorpowell.com

**£315,000**

### Entrance Hall

Composite door to entrance hall. Access to living room, kitchen/diner, cloakroom, storage cupboard and stairs rising to first floor. Radiator.

### Living Room

uPVC double-glazed window to front and side elevation. Radiator.

### Kitchen/Diner

uPVC double-glazed window to front and side elevation and uPVC double-glazed French doors to garden. Range of wall and base units with appliances to include stainless steel sink with mixer tap and drainer, oven, four ring gas hob and integrated washing machine, fridge/freezer and dishwasher. Radiator.

### Cloakroom

Low-level WC and wash hand basin. Radiator.

### Bedroom One

uPVC double-glazed window to side elevation. Access to en-suite shower room. Radiator.

### En-Suite Shower Room

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and walk in shower. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to side elevation. Radiator.

### Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

### Outside

The walled garden is fully enclosed and low-maintenance. It boasts artificial lawn and a decking area, with two planters. There is a shed with power and light currently utilised as an office pod. There are two tandem parking spaces.

### Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. The property is within 0.5 mile of Junction 13 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: C.

Local authority and rates: Stroud District Council - £2,058.46 (2025/26).

There may be a service charge when the development is handed over.

Time remaining on the NHBC warranty to be confirmed

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

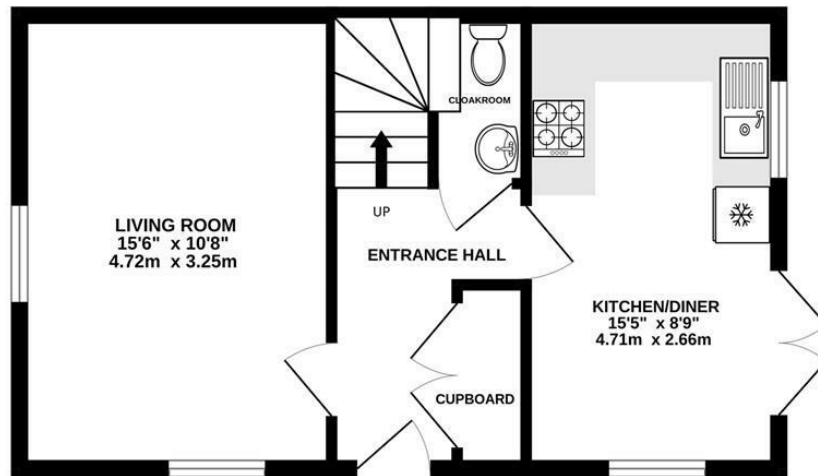
Heating: gas central heating.

Broadband speed: 5 Mbps (basic), 31 Mbps (superfast) and 10,000 Mbps (ultrafast).

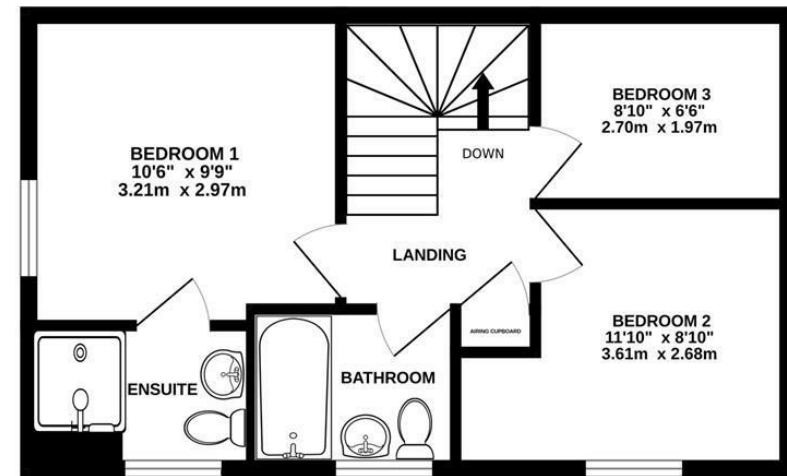
Mobile phone coverage: EE, Three, O2 and Vodafone.



**GROUND FLOOR**  
401 sq.ft. (37.3 sq.m.) approx.



**1ST FLOOR**  
398 sq.ft. (37.0 sq.m.) approx.



**TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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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.

