


# Rosedale Avenue, Stonehouse GL10 2QH

**£369,000**

naylor powell



# Rosedale Avenue, Stonehouse GL10 2QH

• Detached house within close proximity to train station - ideal for commuters • Four bedrooms - two doubles and two singles • Sizeable living room with Bay window • South East facing garden boasting lovingly hand made mosaics from the current owners • Garage with WC and driveway parking for two vehicles • Situated in the convenient location of Rosedale Avenue close to town centre • Chain free • Freehold • Council tax band D (£2,540.18) • EPC rating C79

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

**01453 827640**
**stonehouse@naylorpowell.com**
**www.naylorpowell.com**

### Entrance Hall
uPVC double-glazed door to entrance hall. Access to living room, kitchen, dining room and storage cupboard.

### Living Room
uPVC double-glazed window to front elevation and uPVC double-glazed Bay window to front elevation. Gas fireplace. Radiator.

### Kitchen
Wooden single-glazed window to conservatory. Range of wall and base units with appliances to include ceramic one and a half bowl sink with mixer tap and drainer, four ring electric hob, eye-level double oven, washing machine and fridge/freezer.

### Dining Room
Wooden single-glazed door to conservatory and wooden single-glazed window either side. Stairs rising to the first floor. Radiator.

### Conservatory
Wooden single-glazed window to side elevation, wooden single-glazed window to kitchen, uPVC double-glazed French doors to rear garden and uPVC double-glazed windows either side. Radiator.

### Bedroom One
uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Two
uPVC double-glazed window to front elevation. Over-stairs storage cupboard. Radiator.

### Bedroom Three
uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Four
uPVC double-glazed window to front elevation. Radiator.

### Bathroom
Two uPVC double-glazed windows to side elevation. Low-level WC, wash hand basin and bath with hand held shower. Heated towel rail.

### Outside
The front of the property has driveway parking for two vehicles, it also provides side access to the garden. The rear garden is fully enclosed with a tasteful patio and lawned area. Through the lawn is some stepping stones incorporating mosaics created by the present owner. There is a raised bed and storage shed as well as rear access to the garage. The garage has power and light with a cloakroom inside.

### Location
The property is close to Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately 4 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.

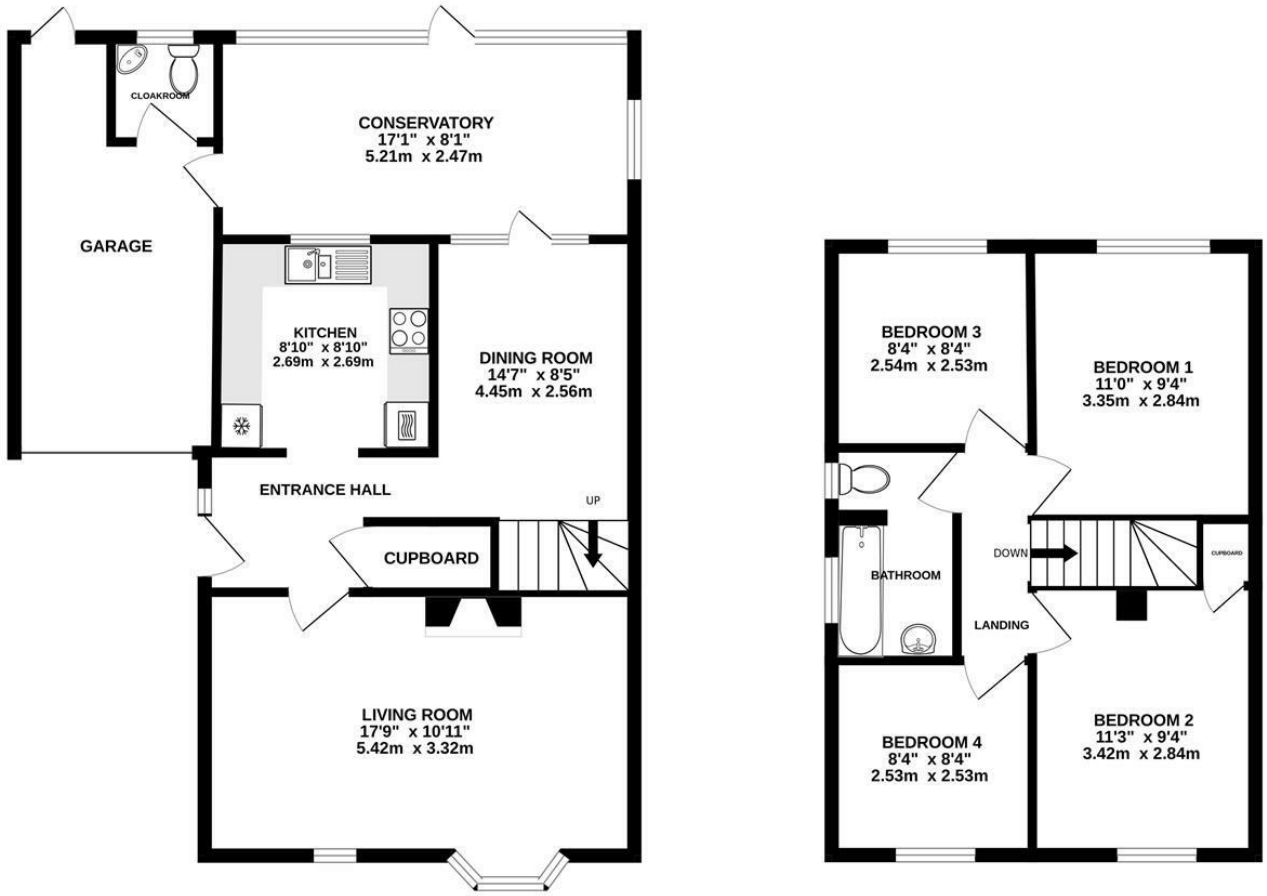
### Material Information
Tenure: Freehold.
Council tax band: D.
Local authority and rates: Stroud District Council - £2,540.18 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
There are leased solar panels. The contract began 8th November 2011 and lasts 25 years and 3 months including the date of the lease. There is a peppercorn rent.
Broadband speed: 16 Mbps (basic) and 41 Mbps (superfast).
Mobile phone coverage: EE, Three, O2 and Vodafone.





GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



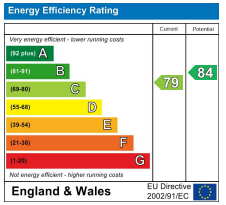

TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

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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