

**TG**

SALES & LETTINGS



Regent Street, , Stonehouse  
Gloucestershire GL10 2AA

**£280,000**

- No Onward Chain
- Two Double Bedrooms
- Characterful Cottage
- In Need Of Renovation
- Walking Distance To Stonehouse High Street
- Detached

### The Property

**\*\*TWO BEDROOM DETACHED COTTAGE IN NEED OF UPDATING - OFFERED FOR SALE WITH NO ONWARD CHAIN\*\***

TG Sales welcome to the market a characterful detached two-bedroom cottage set back from the road offering plenty of potential for its next owner. Located just off of the main Regent Street in Stonehouse, the property is well-situated within walking distance of amenities and public transport links and is offered to the market with no onward chain.

Ground floor accommodation consists of entrance hallway, W.C., a sizeable reception room currently used as a dining room, separate lounge and a galley kitchen - both the lounge and kitchen provide access through to a light-filled sun room and utility space spanning the entirety of the rear.

A mature garden can be found to the back of the property, currently in need of some general maintenance and tidying but offering fantastic potential for any avid gardener or scope to extend subject to the relevant planning permissions.

Upstairs are two double bedrooms and main bathroom.

While requiring updating and general refurbishment throughout, this wonderful cottage retains a wealth of charm and presents excellent potential.

**\*\*Agent's note - there is no parking offered with the property although permit parking is available on Regent Street. The build itself is accessible via a shared alleyway that runs alongside Number 21\*\***



### Situation

Stonehouse is a well-connected market town in Gloucestershire, offering a blend of countryside charm and everyday convenience. The town benefits from a range of local amenities, including independent shops, supermarkets, cafés, pubs, and primary schools, all centred around its traditional High Street. Residents enjoy excellent transport links, with Stonehouse railway station providing direct services to Gloucester and Stroud, while nearby access to the M5 motorway makes commuting further afield straightforward. Surrounded by attractive countryside and close to the Cotswolds, Stonehouse is popular with families and professionals seeking a balance of rural living and accessibility.

**SATNAV POSTCODE GL10 2AA**

### Tenure Freehold

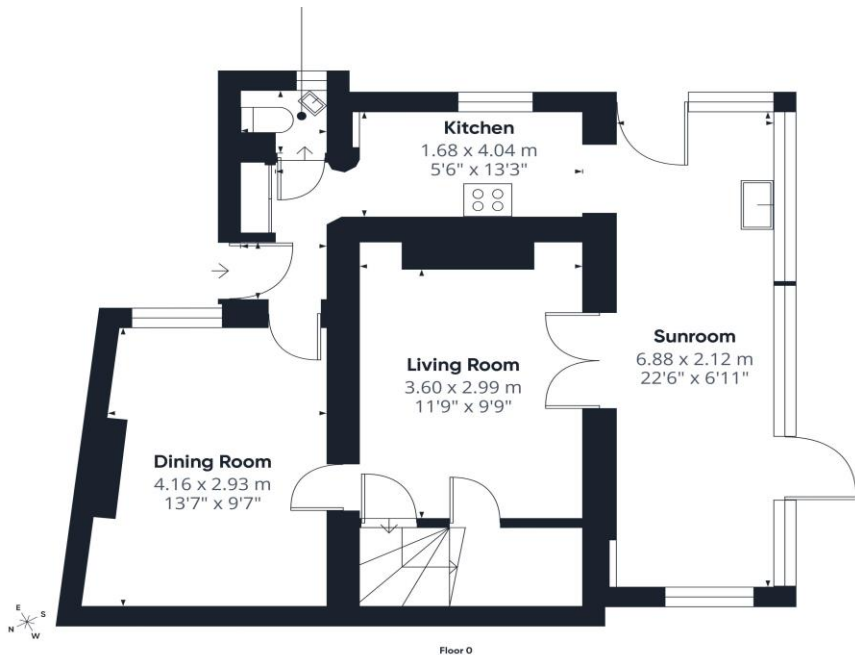
**Local Authority** Stroud

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

**Council tax band** C





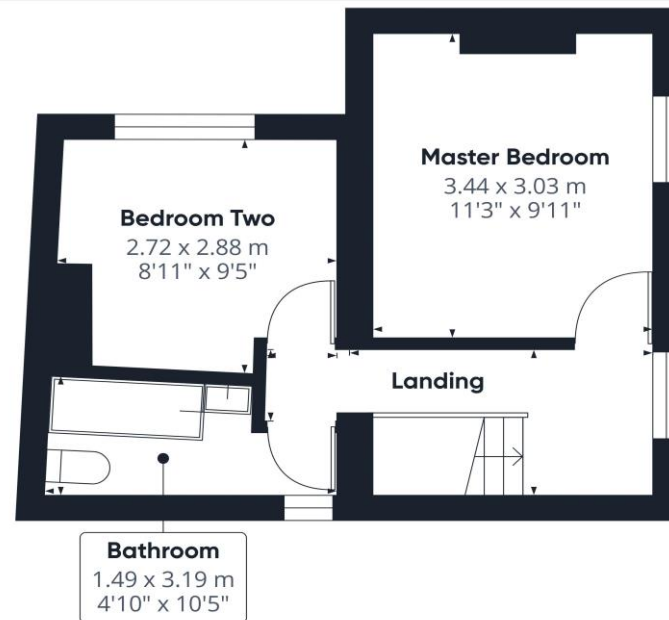


Approximate total area<sup>(1)</sup>  
50.1 m<sup>2</sup>  
539 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area<sup>(1)</sup>  
26.1 m<sup>2</sup>  
282 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Head Office**  
TG Sales & Lettings  
6 Blacksmith Lane  
Churchdown  
Gloucestershire  
GL3 2EU  
**Tel:** 01452 311776  
**Email:** info@tgres.co.uk  
**Website:** www.tgres.co.uk

**TG**  
SALES & LETTINGS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.