Wharfdale Way, Stonehouse GL10 2AJ

£299,950

naylor powell

Wharfdale Way, Stonehouse GL10 2AJ

• Semi-detached house • Three bedrooms • Corner plot with front and rear gardens • Driveway parking for two vehicles • Situated within close proximity of the Stroudwater Canal path • Opportunity to add your own stamp • Chain free • Freehold • Council tax band B (£1,975.70) • EPC rating C72

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Entrance Hall
uPVC double-glazed door to entrance hall. Access to living room, kitchen and stairs rising to the first floor.

Living Room
uPVC double-glazed window to front elevation. Fireplace. Radiator.

Dining Room
Aluminium sliding doors to rear garden. Radiator.

Kitchen
uPVC double-glazed window to rear elevation. Access to lean to and storage cupboard. Wall and base units with stainless steel sink with mixer tap and drainer. Space for washing machine, fridge and freestanding oven.

Lean To
Wooden doors to front and rear. Access to WC, coal shed and garage. Wash hand basin.

Bedroom One
Two uPVC double-glazed windows to rear elevation. Shelves.

Bedroom Two
uPVC double-glazed window to front elevation. Radiator.

Bedroom Three
uPVC double-glazed window to front elevation.

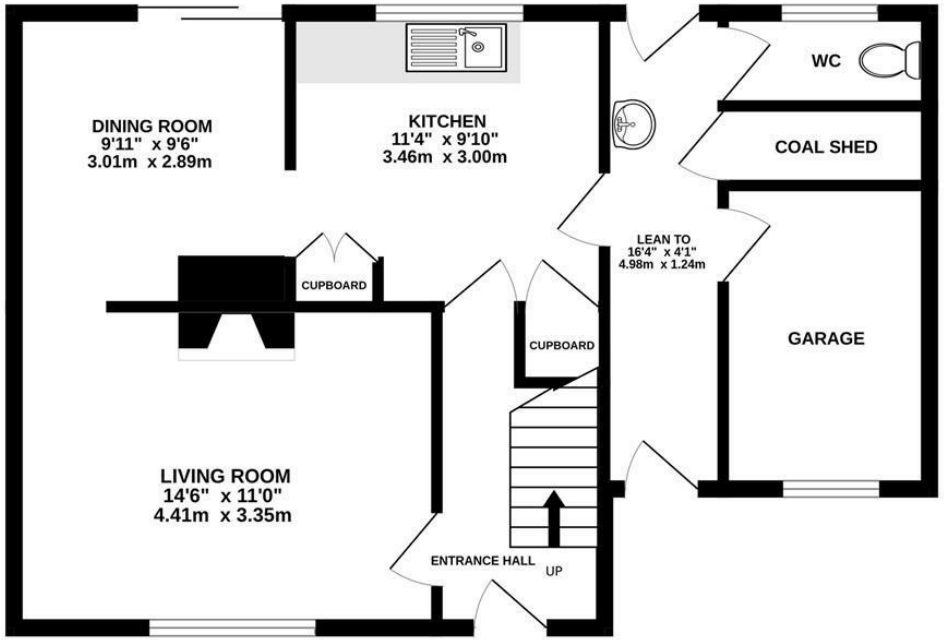
Bathroom
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Outside
The property is conveniently situated on a corner plot. The front of the property has driveway parking for two vehicles and a large lawned area to one side along with a front garden. The rear garden can be accessed via the front and is mostly laid to lawn with a patio space. The lean to provides access to a WC, garage and coal shed, all with power and light.

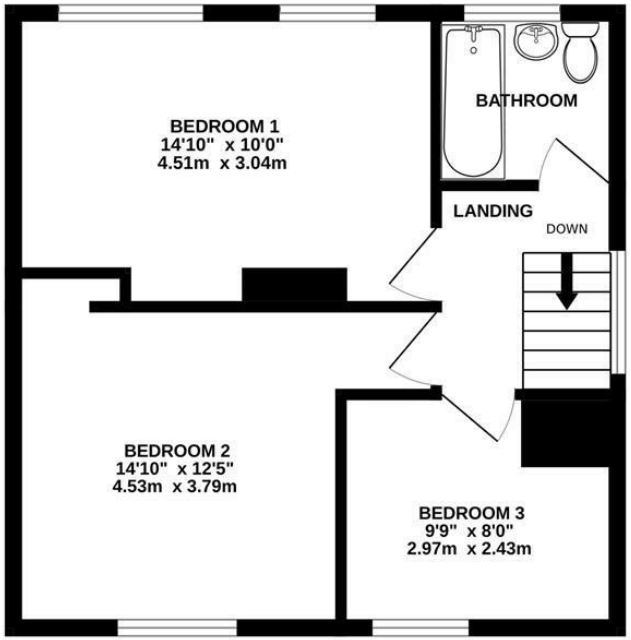
Location
The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately two miles to Junction 13 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol. Stonehouse 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: B.
Local authority and rates: Stroud District Council - £1,975.70 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 15 Mbps (basic), 74 Mbps (superfast) and 10,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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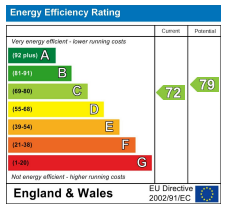
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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