

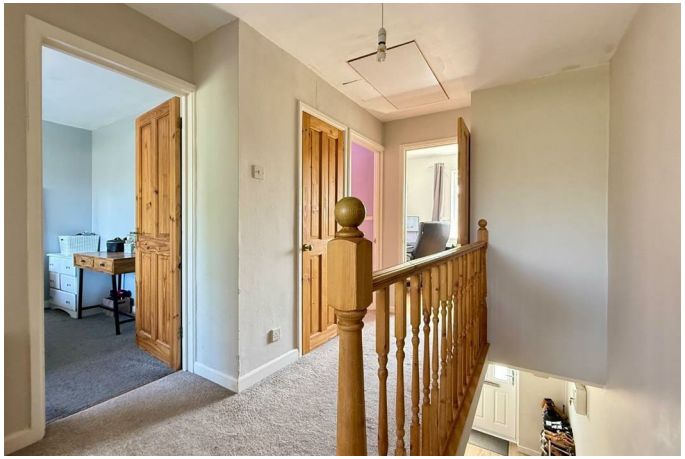
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Laburnum Mews, Stonehouse | Asking Price £303,800
Call us today on 01453 764912















Energy rating and score

This property's energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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This delightful 3-bedroom end terraced house is ideally situated within a short walk of the wide range of amenities that Stonehouse has to offer, making it an excellent choice for anyone seeking convenience and community. Set within a small cul-de-sac, the property enjoys an open aspect to the front, complemented by a very usable open-plan grassed front garden that enhances the sense of space. A single garage provides valuable additional storage or parking. Internally, the property has been thoughtfully updated, including the installation of a recently fitted shaker-style kitchen that blends practicality with classic charm together with a range style cooker. The layout features an entrance hall leading to a welcoming sitting room, which opens seamlessly into the dining room, creating an inviting flow for everyday living. The kitchen is accessible from both the hallway and the dining room, adding to the home's functionality. Upstairs, there are 2 comfortable double bedrooms and a third bedroom, offering flexibility and is currently used as a study. The bathroom sits alongside a separate WC for added convenience. A good-sized loft houses the gas combination boiler and provides further storage potential. To the rear, a practical lean-to offers plumbing for a washing machine and useful additional utility space.

Description
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Amenities
Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.

Hallway
Staircase with understairs cupboard, radiator, composite double glazed front door, consumer unit.

Sitting Room
Wooden faced chimney breast with disused gas fire and point. double glazed window to the front looking over the front garden with, double radiator, doors to dining room which have been currently removed and are in store. Double radiator.

Dining Room
Double glazed patio door on garden, laminate flooring, opening to kitchen, designer style radiator.

Kitchen
A modern shaker range of white wall and base units with marble effect worktops over. Range style cooker with seven ring gas hob electric double oven and grill with matching extractor over. Single bowl sink with mixer tap, designer style radiator, composite double glazed door to the rear, recess for a fridge freezer and further double glazed window to the rear aspect.

Landing
A good sized landing with former airing cupboard which is now a linen cupboard and timer controls. A large loft access with wooden pull down ladder. The loft has a gas fired combination boiler and is part boarded.

Bedroom 1
Double glazed window to the rear overlooking the garden, radiator.

Bedroom 2
Double glazed window to the front and playing field beyond, dado rail, double wardrobe and shelves, laminate flooring.

Bedroom 3
Double glazed window to the front and playing field beyond, dado rail, recess with hanging rail and shelving.

Bathroom
Comprising a panelled bath with waterfall tap and shower over, circular bowl wash basin to wooden countertop with draws beneath, opaque double glazed window, old style radiator/towel rail.

WC
Alongside the bathroom is a WC with double glazed window. Potential to open up into the bathroom.

Outside

Front Garden
There is an open plan grassed front garden to the front with pathway leading to the parking area.

Rear Garden
A low maintenance garden which is part paved and is laid to stone chippings. Decked seating area, flower and shrub borders. A lean to, to the rear of the house has power and light with plumbing for a washing machine. A gate leads through to the side and a door into the rear of the single garage.

Garage & Parking
There is a single garage en-block, the end garage with the blue door incorporating light and power and personal door into the rear garden. Other parking is available within the communal parking area.

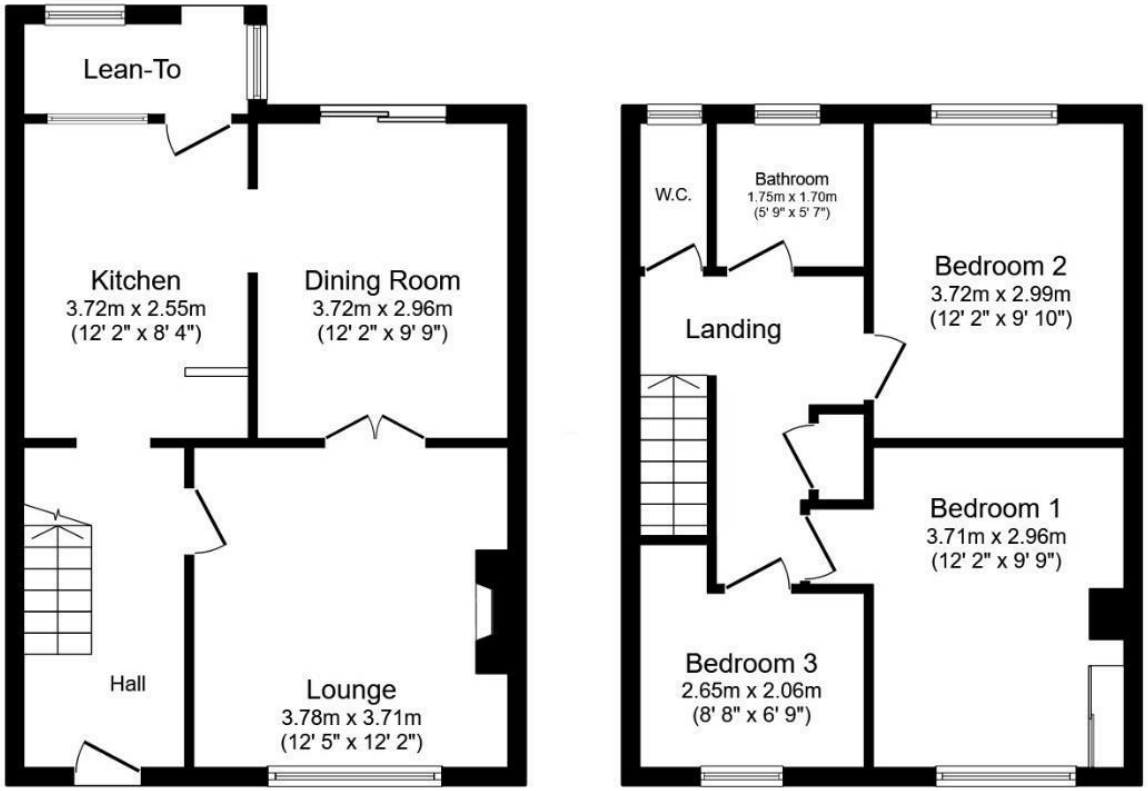
Tenure
Freehold

Council Tax Band C

Hunters Stroud Win GOLD Again
We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS in 2025, so that's 4 out of 5 years! if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

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1, Laburnum Mews, Stonehouse, GL10 2PW, GB



Ground Floor

Floor area 45.7 sq.m. (491.6 sq.ft.)

First Floor

Floor area 43.3 sq.m. (466.3 sq.ft.)

Total floor area: 89.0 sq.m. (957.9 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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