



**Ryeford Road South, Ryeford GL10 3HH**

**£285,000**



# Ryeford Road South, Ryeford GL10 3HH

• Mid-terrace house • Two double bedrooms with storage • Accommodation split across three floors • Enclosed rear and front gardens • Two allocated parking spaces • Situated conveniently between Kings Stanley and Stonehouse • Chain free • Freehold • Council tax band A (£1,618.19) • EPC rating D56

**£285,000**



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

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## Kitchen

uPVC double-glazed window to the rear elevation and wooden door to rear patio. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring gas hob and oven. Space for fridge/freezer and washing machine.

## Living Room

Two uPVC double-glazed windows to front and rear elevations. Open fireplace. Access to hallway and under-stairs storage cupboard. Two radiators.

## Hallway

Wooden door to front garden. Stairs leading to the first floor.

## Bedroom One

Two uPVC double-glazed windows to front and rear elevation. Built-in wardrobes. Radiator.

## Bedroom Two

One uPVC double-glazed and one wooden double-glazed window to rear elevation. Storage cupboard. Radiator.

## Bathroom

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

## Outside

The property benefits from both front and rear gardens. The front garden is mostly laid to lawn with a gravelled area and storage shed, the front also provides access to a footpath which leads around the terrace. The front garden is a patio space and gravelled area with greenery. There are two allocated parking spaces.

## Location

Ryeford Road is situated between Kings Stanley and Stonehouse. The village of Kings Stanley provides a Co-Op, Post Office, primary school, village hall and pub. Regular buses give access to Stroud and Gloucester. The nearby town of Stonehouse includes a Co-op with a

post office, eateries, a variety of shops, a building society and primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. Junction 13 of the M5 motorway is approximately 3 miles away providing easy access to Gloucester, Cheltenham and Bristol.

## Material Information

Tenure: Freehold.

There is a charge of £120 per annum (paid monthly) to Mill Row Cottages Management Company. This contributes towards the communal areas and issues such as gutter cleaning. This is reviewed every September.

The property itself is not listed but is located within the curtilage of a Grade I listing.

Council tax band: A.

Local authority and rates: Stroud District Council - £1,618.19 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 15 Mbps (basic), 61 Mbps (superfast) and 2,000 Mbps (ultrafast).

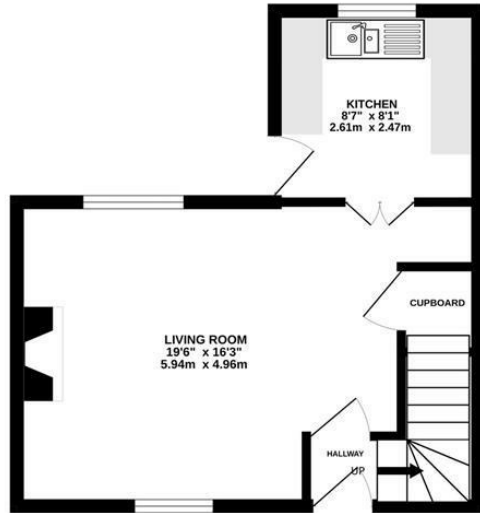
Mobile phone coverage: EE, Three, O2 and Vodafone.

## Agents Note

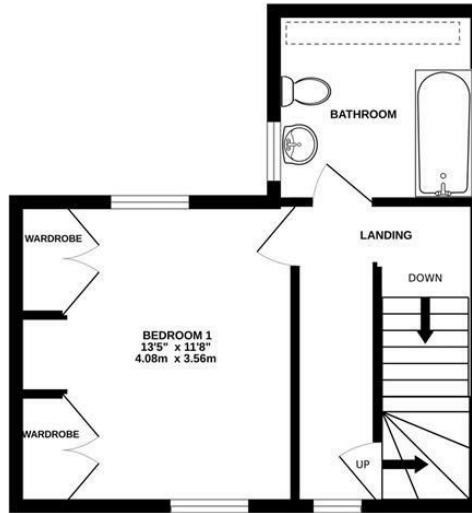
There are some restrictive covenants. Please contact the sole agent for further details.



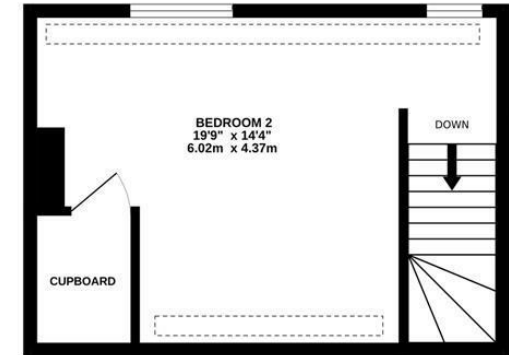
GROUND FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.9 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.

