



**4 Chestnut Avenue, Stonehouse GL10 2HW**  
**£270,000**



## 4 Chestnut Avenue, Stonehouse GL10 2HW

• Three bedrooms • Semi detached • Opportunity to add your own stamp • Utility area and downstairs WC • Driveway parking • West facing garden • Chain free • Freehold • Council tax band C (2,257.93) • EPC Rating C69

**£270,000**



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

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### Entrance Hall

uPVC double-glazed front door to entrance hall, with access to the living room, kitchen/breakfast room and utility area, with stairs rising to the first floor. Radiator.

### Living Room

uPVC double-glazed window to front elevation and uPVC double glazed window and door to the rear. Brick fireplace. Radiator.

### Kitchen/Breakfast Room

uPVC double-glazed window to the rear elevation. A range of wall and base units with an ceramic one and a half bowl sink. Space for a cooker. Radiator.

### Utility Room

uPVC double-glazed window to the front elevation. Space for a washing machine and fridge freezer.

### Rear Lobby

uPVC double-glazed door to the rear elevation. Radiator.

### WC

uPVC double-glazed window to the rear elevation. Low level WC and radiator.

### Bedroom One

uPVC double-glazed windows to front rear elevations, two built-in single wardrobes. Radiator.

### Bedroom Two

uPVC double-glazed window to the rear elevations. One single built-in wardrobe and a cupboard. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation with built-in cupboard. Radiator.

### Bathroom

uPVC double-glazed window to the front elevation, low level WC, pedestal wash handbasin and bath with shower over.

### Outside

The front of the property is laid to lawn with a pathway leading to the front door. The driveway to the side of the property offers off-road parking for two vehicles and leads to a single garage. The rear garden, which is mainly laid to lawn with shrub borders, can be accessed via the living room and the rear lobby.

### Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. The property is approximately 2 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. 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.

### Material Information

Tenure: Freehold.

Council tax band: C

Local authority and rates: Stroud District Council - £2,257.93 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

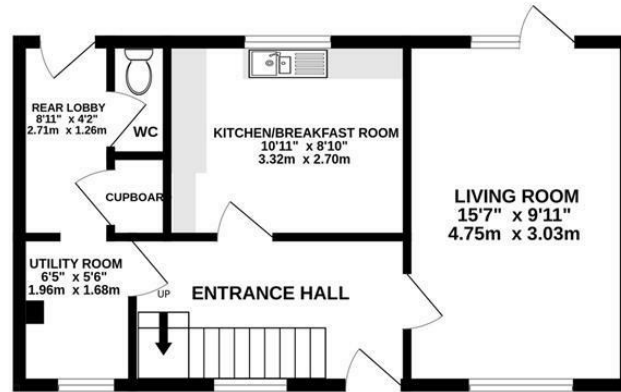
Heating: gas central heating.

Broadband speed: 16 Mbps (basic), 69 Mbps (superfast) and 1,800 Mbps (ultrafast).

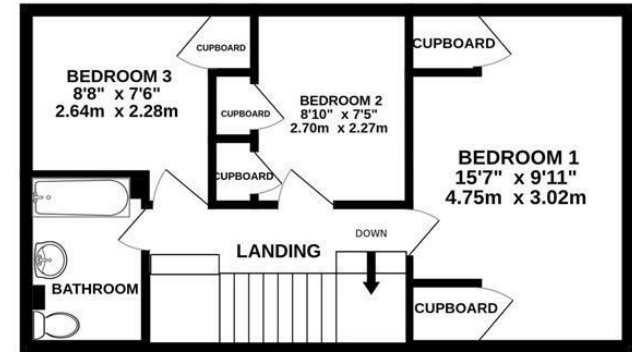
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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.

