



26 Laburnum Walk, Stonehouse
Gloucestershire, GL10 2NR
Price £270,000

Sawyers
Sales & Lettings

26 Laburnum Walk, Stonehouse, Gloucestershire, GL10 2NR

A charming two-bedroom detached bungalow in a popular Stonehouse no-through road, close to amenities. Featuring a living room overlooking the garden, modern kitchen, utility area, and character fireplaces. Generous southerly facing garden. In need of some updating, offering great potential.

A well-proportioned detached bungalow in a sought-after position within Stonehouse, offering exciting potential and generous outdoor space

This two-bedroom detached bungalow is set along a popular no-through road, just a short walk from Stonehouse town centre and its amenities. Offering well-balanced accommodation with some character features, the property presents an excellent opportunity for buyers looking to modernise and create a comfortable home in a desirable setting.

Accommodation

The accommodation is arranged across a single level and is both practical and generous. An entrance hall with a composite front door leads into the main living areas. The living room enjoys a pleasant outlook over the rear garden, creating a bright and relaxing space.

The kitchen is fitted in a modern style and features an exposed brick decorative fireplace, adding character and charm. A useful utility area, off the entrance hall, provides additional practicality. There are two bedrooms, including a main bedroom with its own decorative fireplace, and a family bathroom fitted with a shower over the bath.

To the rear, a lean-to sunroom offers additional space, although it is currently in poor condition and would benefit from replacement, presenting further scope for improvement.

Design and Features

The property benefits from gas central heating and double glazing to the majority of windows, ensuring a degree of comfort and efficiency. Character elements such as decorative fireplaces enhance the home's appeal, while the overall layout offers excellent potential for updating and personalisation.

Gardens and Outside Space

Externally, the property boasts a generous southerly facing rear garden. Previously landscaped, the garden is now somewhat overgrown but features mature shrubs and hedging, offering a great foundation for restoration. A raised patio provides space for seating or a hot tub, alongside additional seating areas and an ornamental pond.

To the front, a gated pathway leads to the entrance, complemented by a flower border and gated side access.

Location and Lifestyle

Stonehouse offers a range of local amenities within easy reach, including convenience stores such as Spar and Co-op, with larger supermarkets available nearby. The town also benefits from a railway station providing regular services to London and Cheltenham, making it an excellent choice for commuters.

Nearby Stroud is a highly regarded market town known for its vibrant community, weekly markets, and selection of independent shops, pubs, restaurants, and cafés. The area also offers excellent schooling options, leisure facilities, and access to the surrounding Cotswold countryside.

With good transport links, including proximity to the M5 motorway, the location allows for convenient travel to Gloucester, Cheltenham, and Bristol, making this an ideal setting for both lifestyle and connectivity.

Material Information

Title Number: GR94886
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: No Risk
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (17 Mbps) Superfast (80 Mbps)
Satellite/Fibre TV Availability: BT, Sky & Virgin

(This information can be subject to change and should be checked by your legal advisor)

Selling Agent

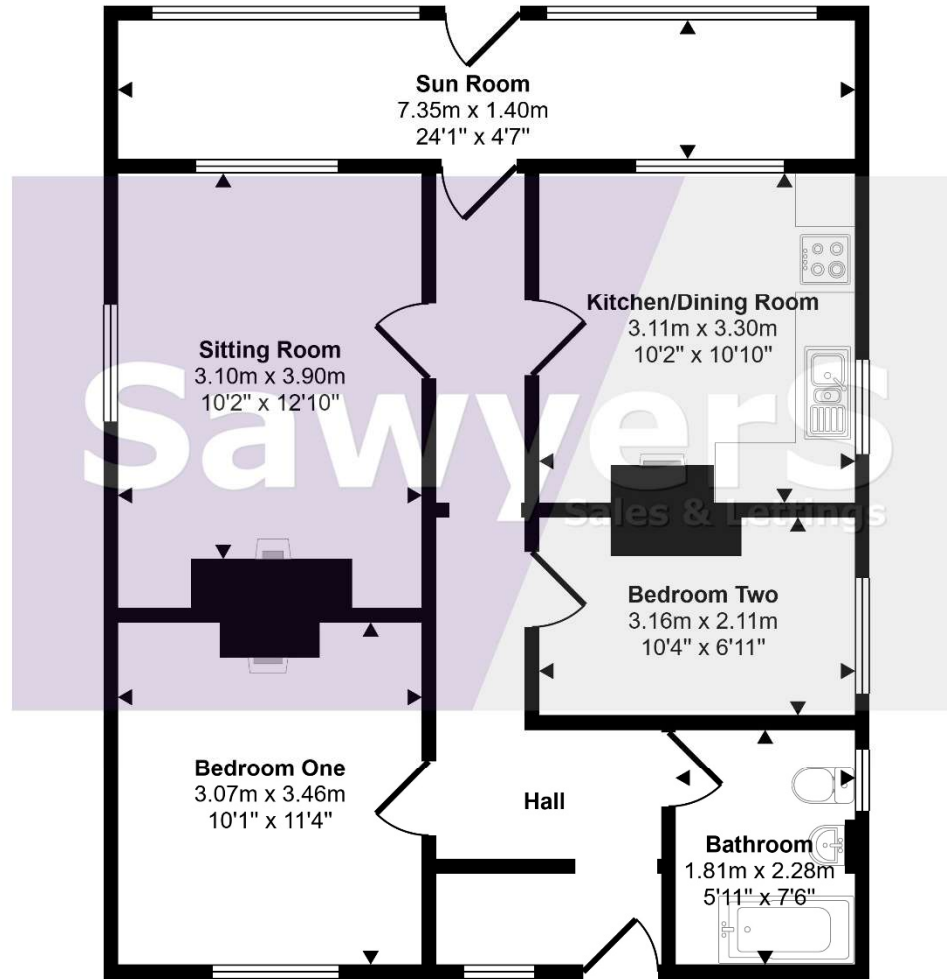
Sawyers Estate Agents
01453 751647
info@sawyersestateagents.co.uk

Directions

For SAT NAV use: GL10 2NR

From Stroud take the A419 towards Stonehouse sign posted Stonehouse/M5. At the end of the bypass, continue across the roundabout and into Stonehouse town centre. Continue through the town. At the CO-OP turn left into Laburnum Walk. Turn right, where the property will be found on your left hand side, easily identified by our 'For Sale' board.

Approx Gross Internal Area
70 sq m / 756 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

