



Ryelands Road, Stonehouse GL10 2PQ
£275,000

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- Semi-detached bungalow
- Two sizable bedrooms
- Well tended and enclosed rear garden with storage sheds and summer house
- Garage and driveway parking for one vehicle
- Situated in the sought after Ryelands Road
- Close to local amenities and transport links
- Chain free
- Freehold
- Council tax band B (£1,883.49)
- EPC rating C69

£275,000

Entrance Hall

uPVC double-glazed door to entrance hall. Access to all accommodation. Radiator.

Living Room

uPVC double-glazed window to front elevation. Electric fireplace. Radiator.

Kitchen

uPVC double-glazed window to conservatory and wooden door to conservatory. Range of wall and base units with appliances to include stainless steel sink with mixer tap and drainer, freestanding oven with four ring gas hob and fridge/freezer. Storage cupboard and breakfast table. Radiator.

Conservatory

uPVC double-glazed door to rear garden and uPVC double-glazed windows surrounding. Worktop with washing machine.

Bedroom One

uPVC double-glazed window to rear elevation. Wardrobes. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and corner shower cubicle. Heated towel rail.

Outside

The front of the property has a gravelled garden with

planted border. There is parking for one vehicle to the front and a space available for a further smaller vehicle to the side behind the gates. The rear garden is fully enclosed and is generous in size, there are numerous areas made up of lawn, patio, decking and gravel. The garden boasts flower bed borders, three sheds and a summer house. The detached garage has an electric door with power and light inside.

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 four miles to Junction 12 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 - £1,883.49 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central.

Broadband speed: 15 Mbps (basic), 74 Mbps (superfast) and 10,000 Mbps (ultrafast).

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



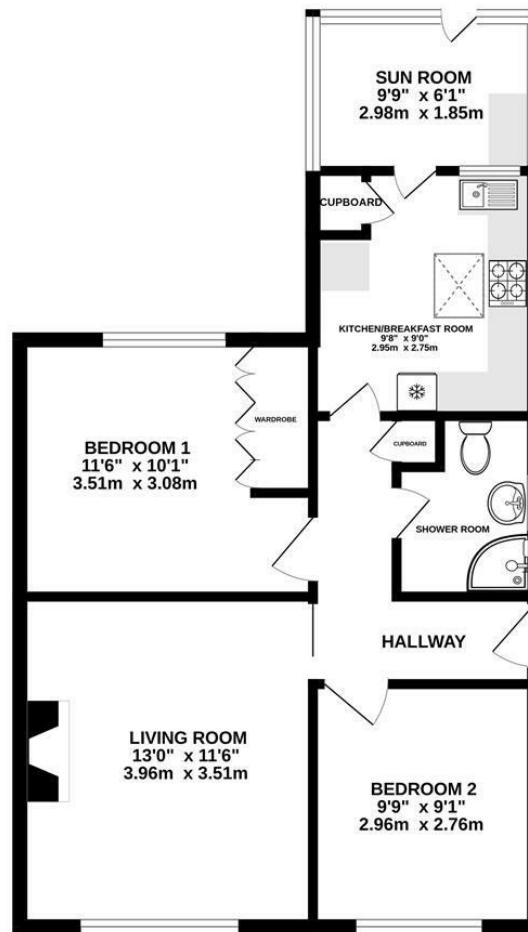
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GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.1 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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) A | | | |
| (81-90) B | | | |
| (71-80) C | | | |
| (61-70) D | | | |
| (51-60) E | | | |
| (41-50) F | | | |
| (1-40) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 69 | 77 |
| | | | |
| EU Directive 2002/91/EC | | | |

