Avenue Terrace, Stonehouse GL10 3RE

£295,000

naylor powell

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• End-terrace property • Victorian town house with accommodation spread across three floors • Three bedrooms • Well presented throughout • Modern bathroom suite • Generous garden with storage shed • Driveway parking for one vehicle • Freehold • Council tax band B (£1,975.70) • EPC rating D58

£295,000

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Porch
uPVC double-glazed window to front elevation, door to porch and door to living room.

Living Room/Diner
uPVC double-glazed window to front elevation. Gas fireplace. Stairs rising to the first floor and access to kitchen. Two radiators.

Kitchen
uPVC double-glazed door to garden, uPVC double-glazed window to rear elevation and Skylight. Range of wall and base units with appliances to include sink with mixer tap and drainer and freestanding cooker with four ring electric hob. Space for fridge/freezer. Radiator.

Utility Room
uPVC double-glazed window to rear elevation. Low-level WC and wash hand basin. Space for washing machine and tumble dryer.

Bedroom One
uPVC double-glazed window to front elevation. Built-in wardrobe. Radiator.

Bedroom Two
uPVC double-glazed window to front elevation. Radiator.

Bedroom Three
uPVC double-glazed window to rear elevation. Radiator.

Bathroom
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin, corner shower and bath tub. Heated towel rail.

Outside
There is a driveway to the front providing off road parking for one vehicle. To the rear there is a generous and enclosed rear garden mainly laid to lawn with a patio area. Additionally, there is a pond and some raised beds. The property benefits from a large storage shed (4.55m x 3.65m).

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. 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 is available in Stroud where you will find a variety of restaurants, an award winning twice weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham.

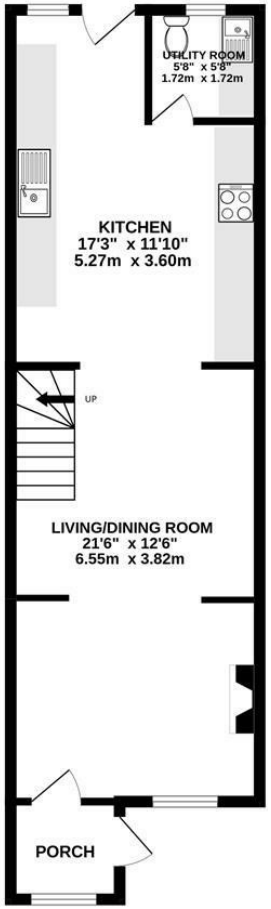
Material Information
Tenure: Freehold.
Council tax band: B.
Local authority and rates: Stroud District Council - £1,975.70 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 15 Mbps (basic), 80 Mbps (superfast) and 1,800 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

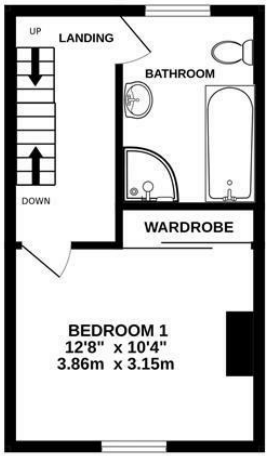
Agents Note
Please note, this property does have a right of access to a side path, for the neighbour.

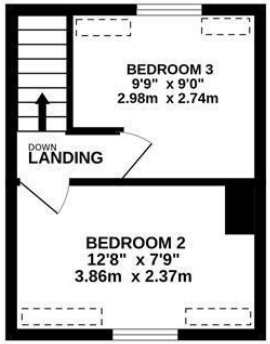
GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.

2ND FLOOR
203 sq.ft. (18.9 sq.m.) approx.







TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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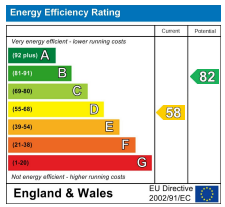
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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