
TG
SALES & LETTINGS

Browns Lane, , Stonehouse
Gloucestershire GL10 2JN

£350,000



- Three/Four Bedrooms
- Set Over Three Floors
- Pituresque Views Overlooking Selsley Common
- No Onward Chain
- Two Allocated Parking Spaces
- Walking Distance To Amenities

The Property

THREE/FOUR BEDROOM TOWNHOUSE SITUATED ON PRIVATE GROUNDS - WITHIN WALKING DISTANCE TO STONEHOUSE HIGH STREET - NO ONWARD CHAIN

TG Sales welcome to the market a charming three/four bedroom terraced townhouse located within private grounds just off of Pearcroft Road in Stonehouse.

Set over three floors providing versatile living accommodation throughout and idyllic views to the front overlooking Selsley common, this property would make a fantastic family home.

Ground floor accommodation comprises of light and airy entrance hall equipped with storage cupboard, Bedroom Three/Reception Room with Jack-and-Jill style bathroom, utility room and a further reception room with doors leading out to a triple-aspect conservatory. From the conservatory, patio doors lead out to an enclosed rear garden with mature trees to the rear providing excellent privacy.

Stairs rising to the first floor lead you to a modern fitted kitchen boasting plenty of cupboard space with appliances such as a fridge/freezer and dishwasher remaining in the property. A spacious, light-filled lounge can also be found on this floor with characterful sash windows offering views across to Selsley Common.

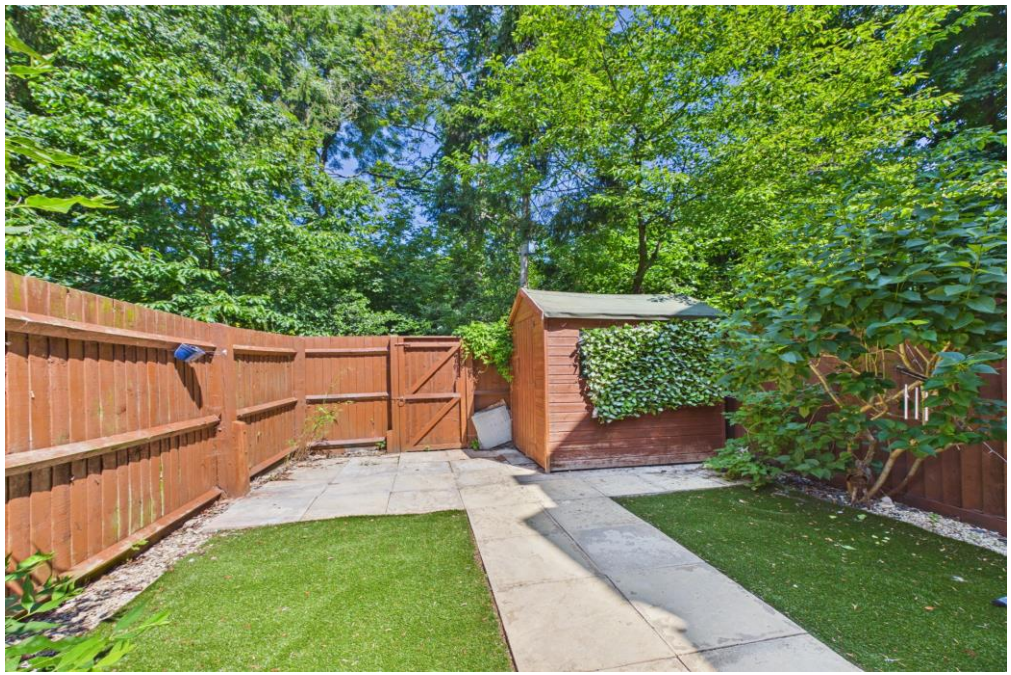
Top floor accommodation consists of the master bedroom with en-suite shower room, a further bathroom and Bedroom Two. Outside, the property is serviced by two allocated parking spaces and use of communal grounds.

Agent's note Please be advised the access to the front of this property is via stone steps. The vendor has advised of a monthly estate management charge of approximately £50 per month paid to First Port Management Company for upkeep of the grounds.

Situation
Stonehouse offers an abundance of shops and other local amenities including, doctors, chemist, pub and food outlets. Stonehouse is part of the Stroud District and is 2.5 miles east of the M5 motorway junction 13, with its on railway station, which has a regular train service to London. There are a number of footpaths and lanes that lead from the town to the nearby Stroudwater canal and the Cotswold Way also passes close to Stonehouse.

Tenure Freehold
Local Authority Stroud
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.
Council tax band D





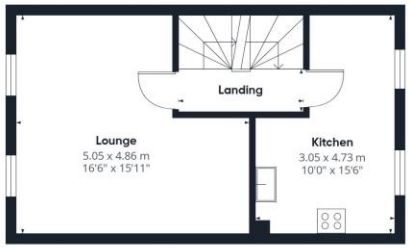








Floor 0



Floor 1

Approximate total area(1)

120.3 m²

1295 ft²



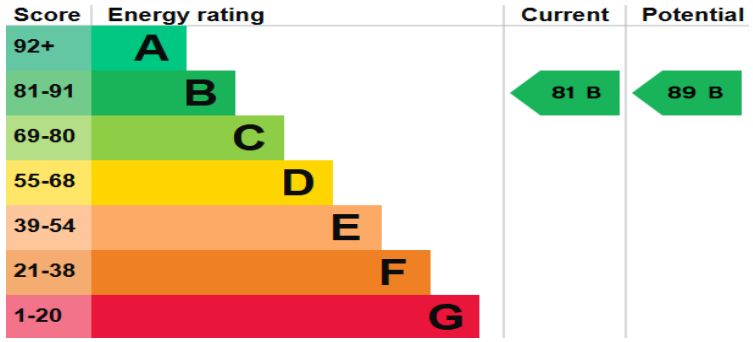
Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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