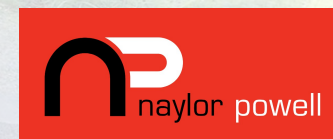




Chestnut Avenue, Stonehouse GL10 2HW
£315,000



Chestnut Avenue, Stonehouse GL10 2HW

- Semi-detached house recently renovated throughout and well-presented
- Three well-proportioned bedrooms with storage cupboards
- Modern and tasteful kitchen with integrated appliances
- Property updates to include re-wiring, Oak doors as well as new gas boiler and radiators
- Enclosed South facing rear garden backing onto local playground
- Communal car park and dropped kerb with potential to create parking
- Close proximity to local amenities and schools
- Freehold
- Council tax band C (£1,959.00)
- EPC rating C69



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

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£315,000

Entrance Hall

uPVC front door to entrance hall. Access to living room and stairs rising to the first floor. Radiator.

Living/Dining Room

uPVC double-glazed window to front elevation and uPVC double-glazed sliding doors to conservatory. Access to kitchen. Two radiators.

Kitchen

Three uPVC double-glazed windows to rear and side elevations and uPVC double-glazed door to garden. Range of wall and base units with appliances to include ceramic sink with mixer tap and drainer, oven and four ring induction hob. Integrated appliances include washing machine, dishwasher and fridge/freezer.

Conservatory

uPVC double-glazed French doors to rear elevation and uPVC double-glazed windows surrounding.

Bedroom One

uPVC double-glazed window to rear elevation. Storage cupboards. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Storage cupboards. Radiator.

Bedroom Three

uPVC double-glazed window to rear elevation. Storage cupboard. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level

WC, wash hand basin and bath with electric shower. Heated towel rail.

Outside

The South facing rear garden is fully enclosed and backs on to the local playground. It is mostly laid to lawn with patio area and shed. There is a communal car park based on a first come first serve basis, the current vendors have had the kerb to the front dropped. The dropped kerbs presents the potential to create a driveway for two vehicles.

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 2.7 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.

Material Information

Tenure: Freehold.

Council tax band: C

Local authority and rates: Stroud District Council - £2,152.55 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

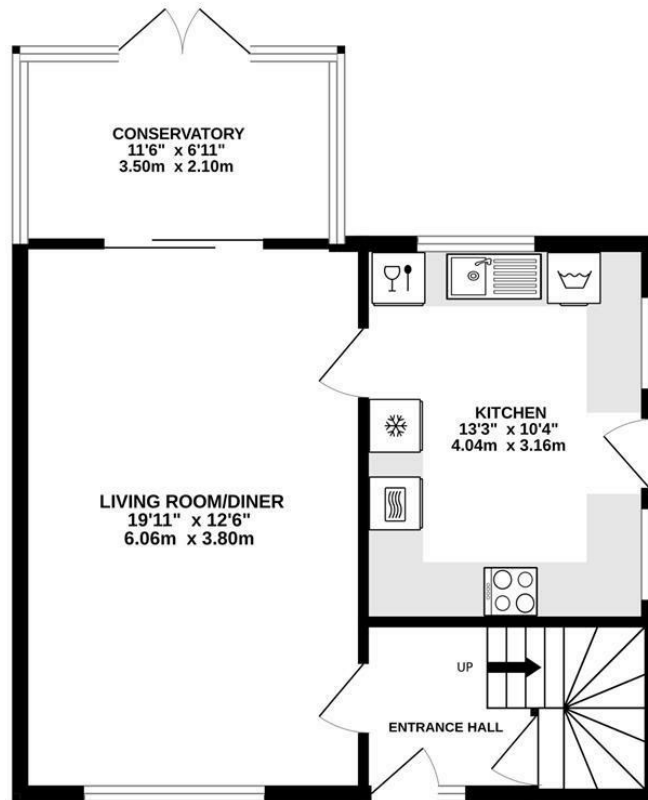
Heating: gas central heating.

Broadband speed: 16 Mbps (basic) and 80 Mbps (superfast).

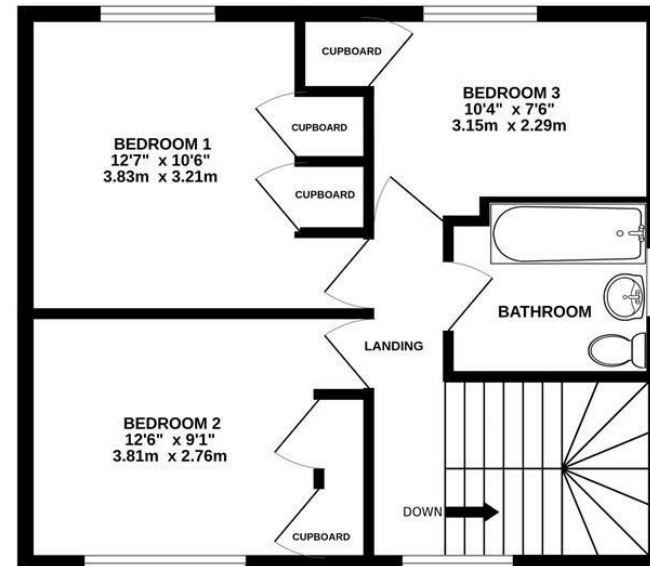
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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.

