



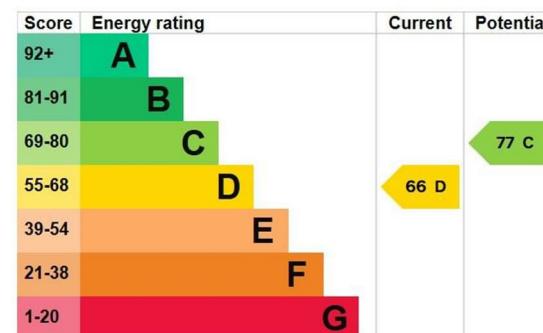
HUNTERS®
HERE TO GET *you* THERE

Gloucester Road, Stonehouse | £305,000
Call us today on 01453 764912



Energy rating and score

This property's energy rating is D. It has the potential to be C.



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to offer for sale this traditional brick mid-terrace home, ideally located on the edge of Stonehouse town centre. The property has been thoughtfully updated by the current owner and is well presented throughout. Accommodation comprises a porch, sitting/dining room, kitchen breakfast room, inner hall/utility area, and bathroom to the ground floor. To the first floor are two bedrooms, with a further bedroom located on the top floor. Additional benefits include a large rear garden, off-street parking, UPVC double glazing, and gas central heating.

SITUATION

The property is located in the popular town of Stonehouse which offers many shops and amenities and Ideally positioned giving access to both Stroud's town centre as well as the M5 junction 13 which gives access to Gloucester, Bristol & Cheltenham. Not forgetting the local mainline station. Local facilities in Stonehouse include a Co-op with a post office, a variety of everyday shops, restaurants and of course primary and secondary schools.

PORCH

UPVC double glazed entrance doors & window and tiled floor.

SITTING/DINING ROOM

21'11" x 12'10"

UPVC double glazed window to front, two radiators, TV point, phone point, stairs to first floor and USB sockets.

KITCHEN/BREAKFAST ROOM

8'3" x 11'7"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, space for fridge/freezer, washing machine & cooker, splashback tiling, vinyl flooring, electric heater, wall-mounted Worcester combination boiler and UPVC double glazed window & french doors to rear.

INNER HALL

Plumbing for washing machine.

BATHROOM

Low level WC, vanity sink with mixer tap, panelled

bath, rainfall shower off mains, shower glass, tiled throughout, heated towel rail and a UPVC double glazed & frosted window to rear.

FIRST FLOOR LANDING

Staircase to top floor.

BEDROOM ONE

10'1" x 12'9"

UPVC double glazed window to front and a radiator.

BEDROOM TWO

11'4" x 7'10"

UPVC double glazed window to rear and a radiator.

TOP FLOOR

BEDROOM THREE

16'6" x 12'10"

UPVC double glazed window to front, Velux window to rear and a radiator.

EXTERIOR

The long rear garden is mainly laid to lawn. Further benefits include patio area, outside tap, fence/chain fence boarders, washing line and bedding areas. There is gated access via the neighbours garden to the front.

OFF-STREET PARKING

Driveway parking can be found outside the front of the property.

AGENT NOTES

Please note that there is a right of way over the neighbours rear garden to gain access to the property garden. There is no right of way through this properties garden for other neighbours.

TENURE

Freehold

COUNCIL TAX BAND

The council tax band is B.

AML CHECKS

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award again at the British Property Awards in 2025. We also won the award in 2024, 2023 and 2021. So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Ground Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Kitchen/Breakfast Room

2.52m x 3.55m
(8'3" x 11'8")

Sitting/Dining Room

6.70m x 3.92m
(22' x 12'10")

Bathroom

First Floor

Approx. 26.2 sq. metres (281.9 sq. feet)



Bedroom 1

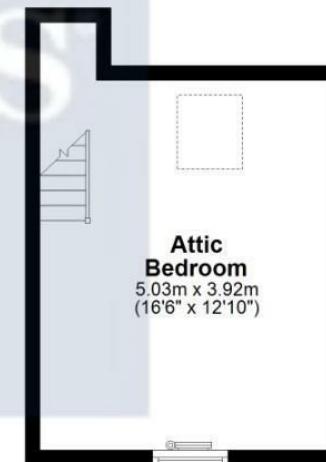
3.09m x 3.90m
(10'2" x 12'10")

Bedroom 2

3.47m x 2.39m
(11'5" x 7'10")

Second Floor

Approx. 20.3 sq. metres (218.8 sq. feet)



Attic Bedroom

5.03m x 3.92m
(16'6" x 12'10")

Total area: approx. 92.6 sq. metres (997.1 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.