

# HUNTERS®

HERE TO GET *you* THERE



## Avenue Terrace

Stonehouse, GL10 3RE

Asking Price £298,000



Council Tax: B





# 32 Avenue Terrace

Stonehouse, GL10 3RE

Asking Price £298,000



## Description

Hunters Estate Agents Stroud are delighted to present this charming red-brick, period end-of-terrace home, offering a blend of character, space and practicality. One of its standout features is the long garden, thoughtfully arranged with patio, decking and lawned areas, creating a wonderful setting for outdoor dining, play or relaxation, especially during the warmer months. At the far end of the garden sits a versatile home office, ideal for those working remotely or seeking a dedicated hobby or creative space. The property is approached via an entrance porch leading into a generous through sitting and dining room, enhanced by a striking wood-burning stove that forms a cosy focal point. To the rear, the kitchen provides a built in oven and hob, while the ground-floor bathroom includes a shower over the bath. On the first floor are two well-proportioned bedrooms, with the master bedroom occupying the top floor and benefiting from a bright double-aspect outlook. Externally, the property offers driveway parking for one car along with a useful EV charger. Conveniently positioned for quick and easy access to the M5 at Junction 13, this home is perfectly suited to commuters and those seeking a well-connected location.

## Hunters Stroud 4 x GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year 2025, so that's 4 out of 5 years! if you 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](mailto:stroud@hunters.com) for a free valuation.

## Amenities

Stonehouse facilities include a Post Office,

Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.

## Entrance Porch

Double glazed front door, double glazed window, single glazed door to the sitting room/dining room.

## Sitting Room/Dining Room

A characterful room boasting a 5 KW AB X wood burner, LVT wood effect flooring, radiator, shelved recessed with light, ceiling roses and corners, staircase to the first floor.

## Kitchen

An L-shaped room. Comprising a grey range of wall and base units with a ceramic one and a half bowl sink, plumbing for dishwasher, gas hob, extractor, wall mounted gas fired boiler, boiling water kettle tap, gas oven and grill, stable door to the garden, radiator, three roof windows, tiled flooring, cupboard with consumer unit and EV circuit breaker beneath.

## Utility Into Bathroom

Measurement does not include utility area. A utility cupboard houses plumbing and space for a washing machine with space for a condensing tumble dryer above. Into the bathroom area, there is a panelled bath with electric shower and mixer tap, pedestal basin, WC, frosted double glazed window, shelved alcove.

Tel: 01453 764912

### First Floor Landing

A staircase leads to the master bedroom, double glazed window and doors, two bedrooms two and three.

### Bedroom 2

Double glazed window to the front, part panelled effect wall feature.

### Bedroom 3

Double glazed window to the rear, radiator.

### Top Floor

### Master Bedroom

Double glazed window to the front, roof window to the rear, pitched ceiling, distant views.

### Outside

### Garden & Home Office

A long garden can be found to the rear of the property. There is a right of way gated access for just one neighbouring property. A gate leads to the front of the property. A patio, cold water tap and grassed area of garden can be found with pathway running along side. There are various shrub beds and a second patio halfway along the garden. A miniature

plum tree, a decked area of garden with built in lights and a concrete area in front of the home office at the very bottom of the garden. The home office measures 12'0" x 8'2" minimum increasing to 11'9" max if you remove the cupboard doors. There are 2 double glazed windows, recessed lighting, sliding doors creating a useful storage area to the rear. There is also an outside double power point. Located to the rear of the home office is a Log store

### Driveway Parking

Located in front of the property is a parking space with EV charger installed.

### Tenure

Freehold

### Social Media

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

### Council Tax Band B

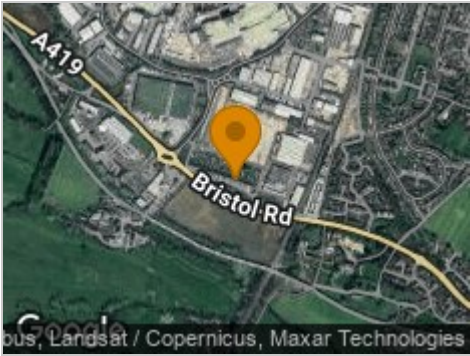




Road Map



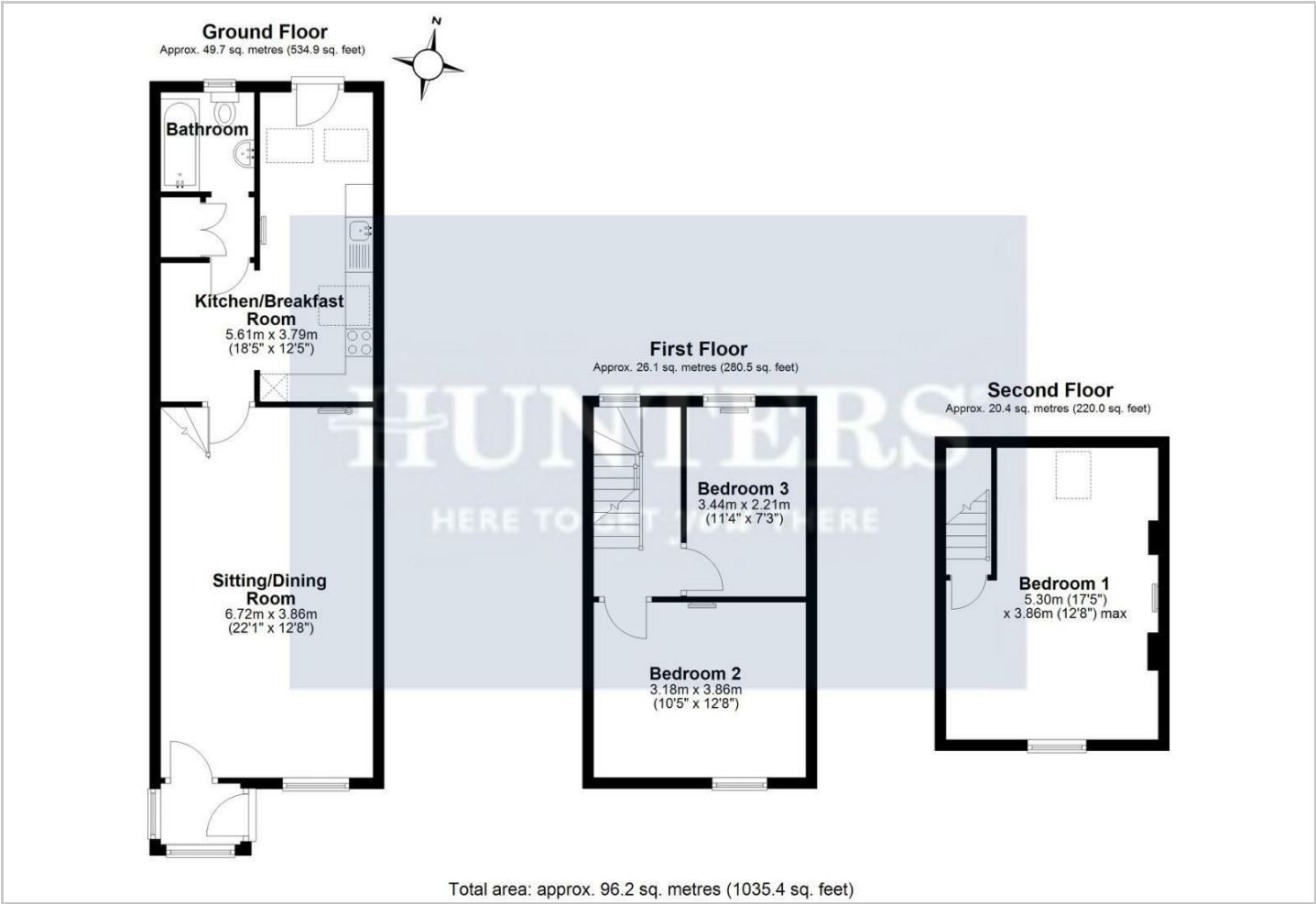
Hybrid Map



Terrain Map



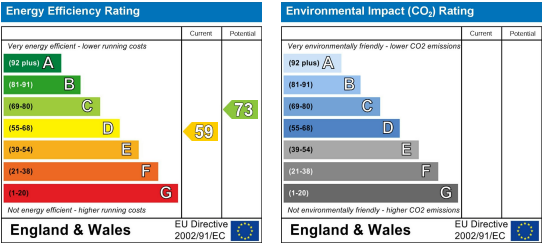
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.