

TG

SALES & LETTINGS



Gloucester Road, Stonehouse Gloucestershire GL10 2HE

£215,000

- Beautifully Presented 3 Storey Period Cottage
- 2 Bedrooms
- Sitting/Dining Room
- Kitchen
- Shower Room
- Front and Rear Courtyards
- Character Features
- Great Location For The Amenities of Stonehouse

The Property

We are thrilled to bring this charming and beautifully presented 2-bedroom period cottage to the market, with characterful accommodation arranged over three floors, boasting an enclosed front and rear courtyard and terrace, located on the edge of the town centre with excellent access to all of the amenities Stonehouse offers.

The property is cosy and welcoming and is presented in lovely condition throughout. The front entrance is approached via a gated courtyard, and the front door takes you into the kitchen. Here, you will find a range of shaker-style units and open-plan shelving that utilises the space well. The floor is tiled with part-tiled walls, and the exposed timber beams are a lovely feature of this room. With integral appliances included, everything you need is here. From the kitchen, timber ledge and brace doors lead to the shower and sitting rooms. The shower room features a window to the rear, a tiled floor and part tiled walls, a double shower cubicle, a hand wash basin inset to a built-in cupboard, and a WC. The sitting room is full of character, with an exposed brick fireplace, whitewashed beams, and wooden flooring. It enjoys plenty of natural light from a window to the front and the patio doors that lead to the rear courtyard. There is space for a small dining table. From the sitting room, a stairwell with exposed Cotswold stone leads you to the first floor and bedroom one with an attractive feature fireplace and window to the front. A further staircase leads up to the pretty attic bedroom, with an exposed red brick wall being a super feature of this room.

Outside, a gravelled courtyard is found at the front of the property, and an enclosed paved terrace can be found to the rear, providing plenty of space to BBQ or sit and enjoy your favourite tippie. Parking is on-street, in front of the property.



Situation

The property is situated in Stonehouse, where you will find an abundance of shops and other local amenities including doctors, post office, chemist, pubs, cafes and food outlets. Stonehouse is 2.5 miles east of the M5 motorway Junction 13 and has its own railway station, which has a regular train service to London. There are 2 primary schools (Park Infant & Junior), one secondary school (Maidenhill) and one independent school (Wycliffe College) all within the town itself. There are also several footpaths and lanes that lead from the town to the nearby canal and the Cotswold Way also passes close to Stonehouse.

Directions

SATNAV postcode GL10 2HE

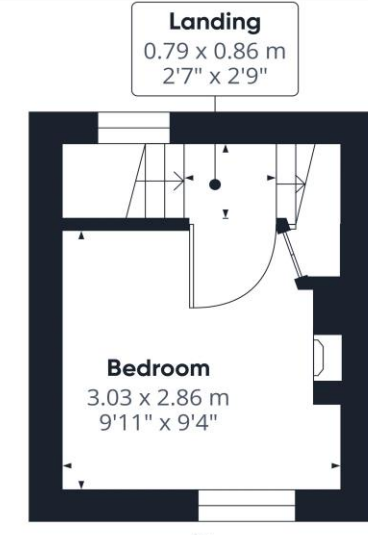
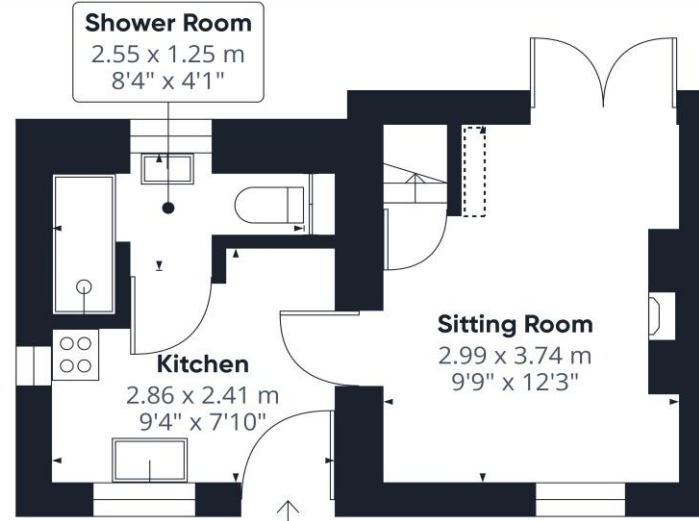
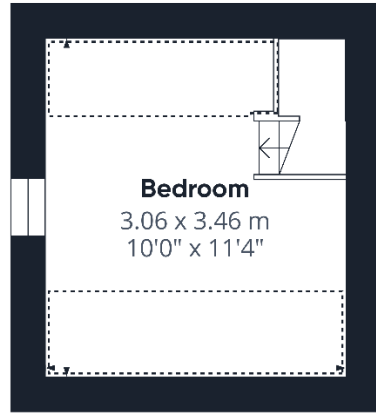
Tenure Freehold

Local Authority Stroud

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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