



SALES & LETTINGS



Browns Lane, , Stonehouse
Gloucestershire GL10 2JN

£380,000

- Three/Four Bedrooms
- Set Over Three Floors
- Picturesque Views Overlooking Selsley Common
- No Onward Chain
- Allocated Parking
- 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 the gated complex of The Grove 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.

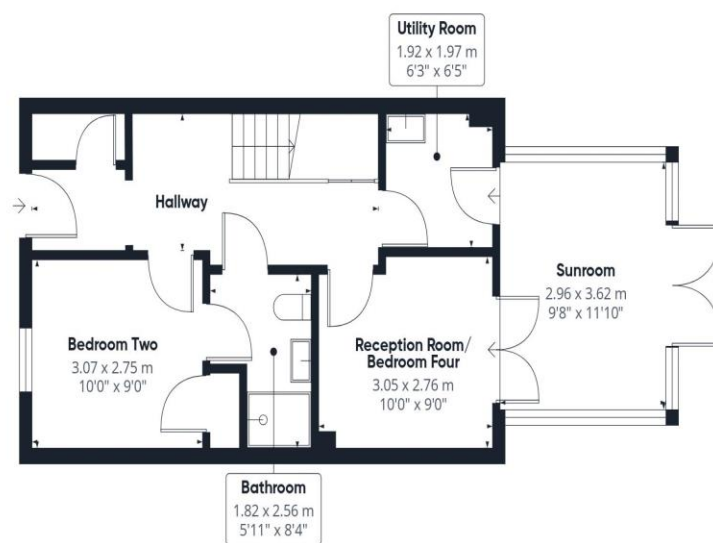
Tenure Freehold

Local Authority Stroud

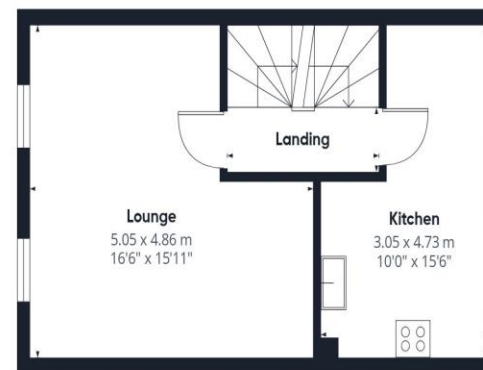
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





Floor 0



Floor 1



Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire

Approximate total areaⁿ⁾

120.3 m²

1295 ft²

TG
SALES & LETTINGS

terraces

ICS IPMS
nts are
ale. This

floor plan is intended for illustration
only.

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.