



4 Rosedale Avenue, Stonehouse, Gloucestershire, GL10 2QH
Guide Price £375,000

PETER JOY
Sales & Lettings



4 Rosedale Avenue, Stonehouse, Gloucestershire, GL10 2QH

Chain free - A four bedroom detached family house situated close to the train station in a popular residential cul de sac on the outskirts of Stonehouse with two reception rooms, a level garden, plenty of parking and a garage

ENTRANCE HALL, 17' SITTING ROOM, DINING ROOM, KITCHEN, FOUR BEDROOMS, BATHROOM, GARAGE AND PLENTY OF PARKING, LEVEL REAR GARDEN, OFFERED TO THE MARKET CHAIN FREE



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

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Description

A detached family house situated in a popular residential cul de sac on the outskirts of Stonehouse. This position allows for easy access to the shops and amenities of the town with the train station just across the road. The property is built using traditional methods under a pitched tiled roof with accommodation arranged over two floors. This comprises entrance hall, 17' sitting room, dining room and kitchen on the ground floor, with a landing, four bedrooms and a bathroom above, on the first floor. The property would benefit from some updating, but the boiler has been replaced recently, and the house offers prospective buyers the opportunity to create a family home to their own standards and tastes, including the option to remove the wall between the kitchen and dining room, making a great 17' kitchen/family room across the back of the house (subject to relevant consent). 4 Rosedale Avenue is offered chain free - call on 01453 766333 to book to view.

Outside

The property benefits from plenty of space to park, a garage and a level rear garden. The parking is at the front of the property, with a wider than average frontage, so there's plenty of space to park several vehicles, with an 18' garage attached to the house. There is a level lawn to the front, and a gated side access that leads around to the rear garden. This is level, and laid to lawn, with mature shrubs edging the plot. There is a paved area by the house, and an outside tap. A rather nice greenhouse is sited in the garden, and the owner informs us that this will stay with the property for the new owner.

Location

Stonehouse is a bustling town a few miles West of Stroud. The level High Street has numerous facilities including a train station with a direct London (Paddington) service, a dentist, doctor's surgery and various shops, pubs and eateries. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well as. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports. Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via A419 Ebley Road following the signs for Stonehouse and the M5. Take the second exit at the Horstrough roundabout into Stonehouse centre. Continue into the town and take the fifth turning on the right into Queens Road. Follow this around, and into Rosedale Avenue. The property can be found on the right, at the start of the cul de sac.

Tenure

Freehold

Services

We understand that all mains services are connected to the property.

Council Tax

Band - D

Local Authority

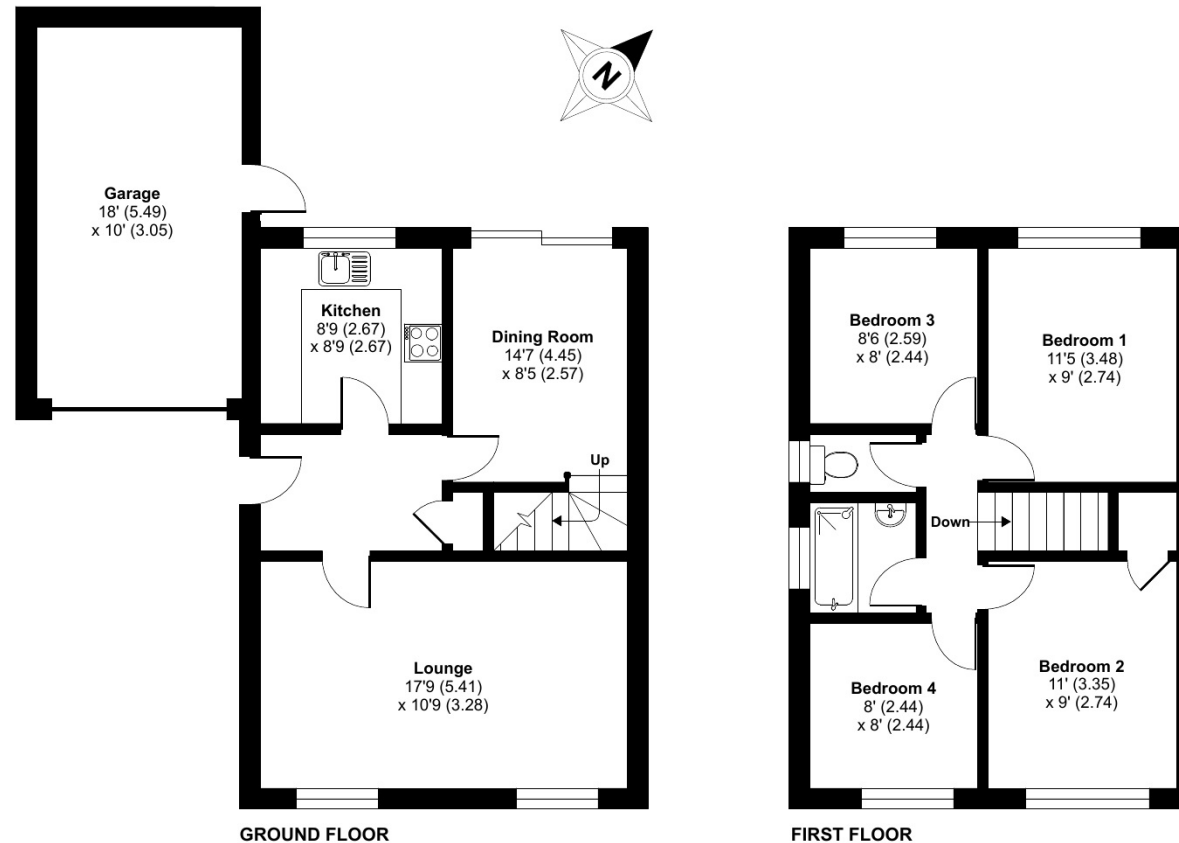
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



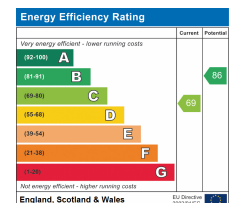
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Approximate Area = 1114 sq ft / 103.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 905053



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.