



91 Ryelands Road, Stonehouse, Gloucestershire, GL10 2PG
Guide Price £350,000

PETER JOY
Sales & Lettings



91 Ryelands Road, Stonehouse, Gloucestershire, GL10 2PG

A detached chalet bungalow, set in a generous plot close to Stonehouse town centre towards the end of a popular cul-de-sac. Now in need of some modernisation, this delightful property offers lots of potential for a buyer looking for a good family home. There is parking for three or four cars, a detached garage, a rear garden close to 95' in length and being offered to the market chain free.

ENTRANCE HALL, BEDROOM 2 WITH EN-SUITE WET ROOM, BEDROOM 3, SHOWER ROOM, SITTING ROOM, DINING ROOM, KITCHEN, UPSTAIRS BEDROOM 1 WITH BUILT IN WARDROBES AND EAVES STORAGE, LARGE GARDENS, PARKING FOR SEVERAL CARS, DETACHED GARAGE, DOUBLE GLAZING, GAS CENTRAL HEATING, CHAIN FREE



Viewing by appointment only

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

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Description

A spacious detached chalet style bungalow set in a quiet cul-de-sac location with large gardens and flexible living accommodation, located a short distance from Stonehouse town centre, train station, school and other surrounding amenities. This location allows for easy access to the shops and amenities of Stroud as well as Gloucester, Cheltenham and Bristol via the M5. The accommodation comprises an entrance hallway with stairs to the first floor and doors to all other rooms. Sitting room with sliding patio doors leading to the delightful garden and a dining room leading through to a fitted kitchen with a good range of wall and base units, windows and back door to three aspects allowing lots of natural light in. There are two bedrooms on the ground floor, one a single the other a double with en-suite wet room. The first floor offers a landing with large storage cupboard, airing cupboard and a good size double bedroom with eaves storage and built in wardrobe. The storage cupboard on the landing could offer potential for conversion to an upstairs WC. Further benefits include gas central heating, double glazing and being offered to the market chain free.

Outside

Outside the property offers off street parking for several vehicles to the front and side of the house leading to a detached garage with double opening doors, power and light. The property offers a very large rear garden (approx 95' in length) which is mainly laid to lawn with a large vegetable growing area, green house and several storage sheds. There is a gravelled seating area directly from the rear of the property.



Location

Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly little town with a big heart and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op, three playing fields, pubs and a bustling High Street with independent shops, restaurants and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The Stroudwater Canal runs through Stonehouse and the town is also on the doorstep of beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth. There has been large scale building to the west with the creation of a major new housing estate and school at Great Oldbury, near the motorway.

Directions

Leave Stroud via A419 Ebley Road following the signs for Stonehouse. On reaching the town proceed along the High Street, under the railway bridge & into Gloucester Road. Turn left into Oldends Lane, continue under the railway bridge and take the first left into Ryelands Road, the property is found towards the end of the road along on the left hand side.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property

Council Tax

Band = C

Local Authority

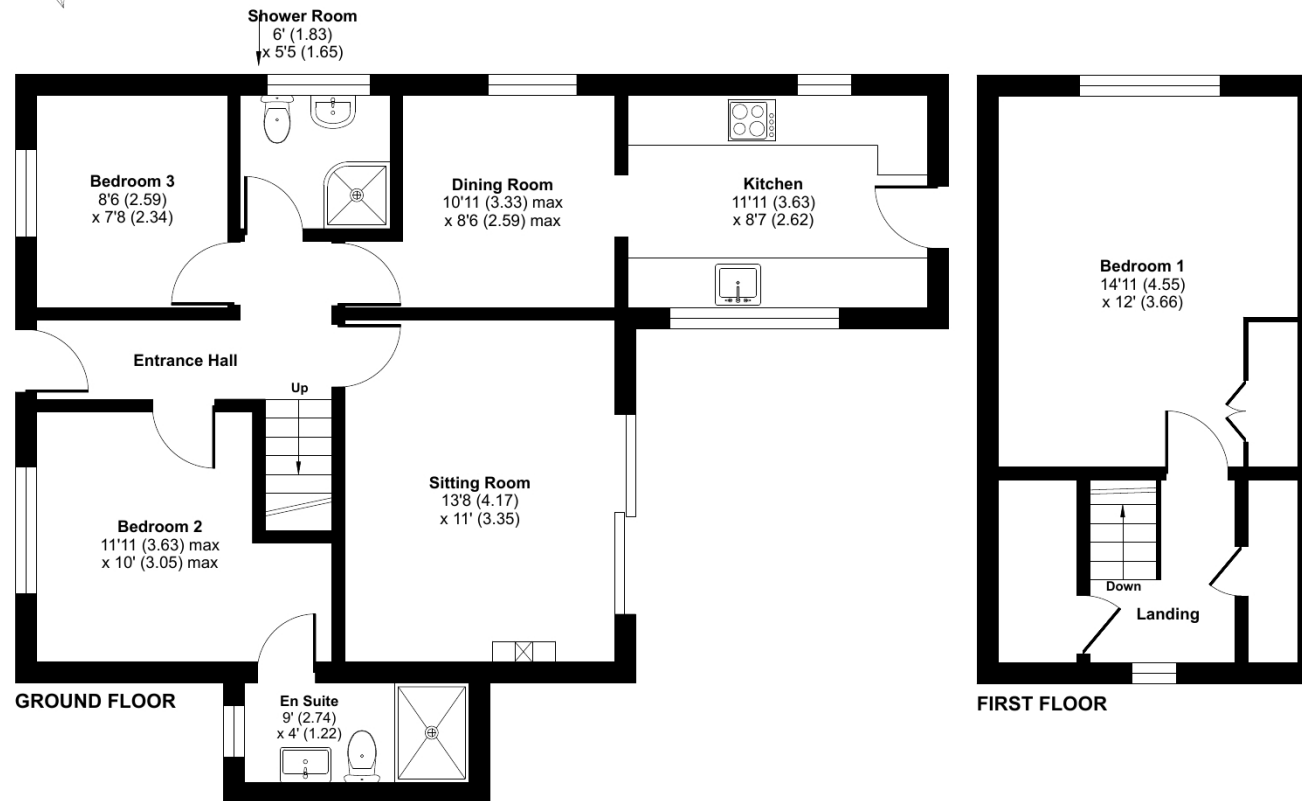
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



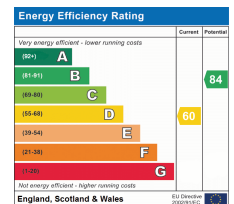
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Approximate Area = 947 sq ft / 87.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1096206



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.