



15 The Grove, Browns Lane, Stonehouse, Gloucestershire, GL10 2JN
£215,000

PETER JOY
Sales & Lettings



15 The Grove, Browns Lane, Stonehouse, Gloucestershire, GL10 2JN

A spacious second floor apartment located in an imposing building set within it's own grounds at the end of one of the best roads in Stonehouse with two double bedrooms, mature communal gardens, allocated and visitor parking and no onward chain.

COMMUNAL ENTRANCE HALLWAY AND STAIRS TO THE APARTMENT, ENTRANCE HALLWAY, STORAGE, 16'9 x 14'11 SITTING/DINING ROOM WITH VIEWS, FITTED KITCHEN, TWO DOUBLE BEDROOMS WITH THE MASTER TO EN SUITE, FAMILY BATHROOM, ELECTRIC HEATING, DOUBLE GLAZING, SUPERB VIEWS, ALLOCTAED AND VISITOR PARKING, DELIGHTFUL MATURE GARDENS WITH LAWNS, PLANTED BORDERS, NO CHAIN AND EASY ACCESS TO STONEHOUSE HIGH STREET AND TRAIN STATION.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

15 The Grove is a spacious and stylish second floor apartment with fantastic views to the front aspect and comprises, a communal entrance hallway with stairs leading to the entrance door, entrance hallway with storage, spacious sitting/dining room with a double glazed sash window to the front with views, fitted kitchen, two good size double bedrooms with fitted wardrobes, master bedroom to en-suite shower room and a family bathroom. Further benefits include electric heating, double glazing and being offered with no onward chain.

Outside

The grounds at The Grove are of a generous size and enjoy a pleasant outlook over the neighbouring playing field to countryside. The gardens are mainly laid to lawn with a selection of mature trees, shrubs and planted borders. A gravelled drive leads to the allocated and visitor parking and there is a communal refuse store for the use of the residents. We understand that the staff and pupils of Wycliffe college have a right of way to pass through the grounds.

Location

Stonehouse has a busy high street with numerous facilities including a train station with inter city services travelling to London (Paddington), 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 third exit at the Horstrough roundabout and Browns Lane is immediately on your right, follow the lane up and bear right at the top.

Tenure

The property is Leasehold. 125 years from 01/01/2004. Service and estate charge - £2300 Per annum, Ground rent £250 per annum. Electric heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

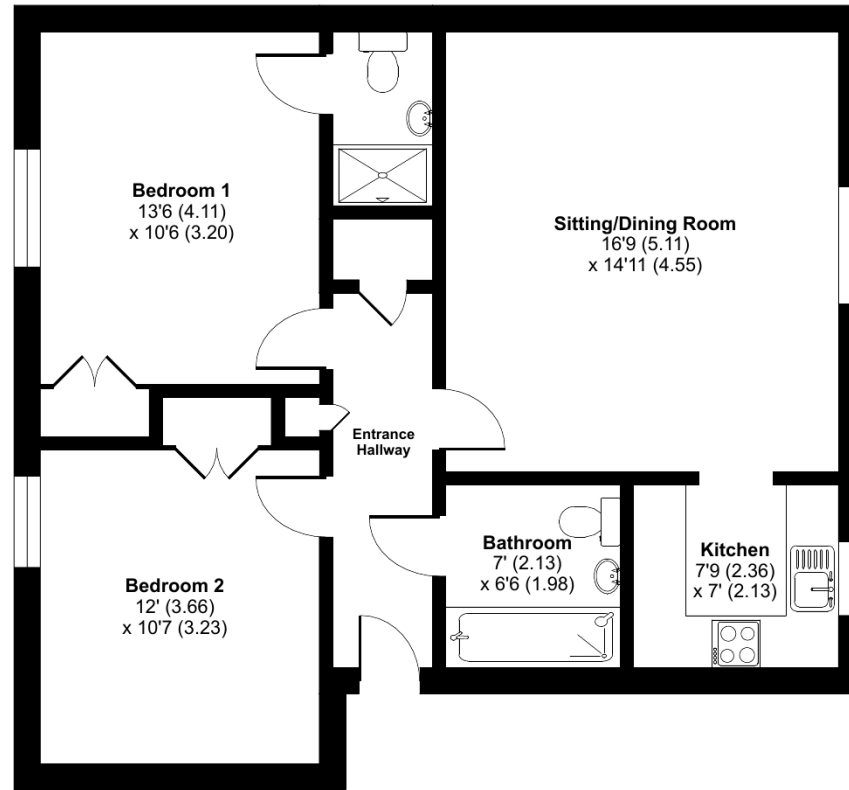
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



The Grove, Browns Lane, Stonehouse, GL10

Approximate Area = 781 sq ft / 72.5 sq m

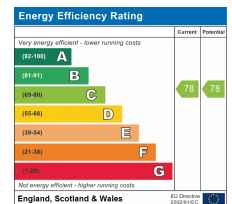
For identification only - Not to scale



SECOND FLOOR



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: 899016



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.