



Sawyers
Sales & Lettings

41 Adelaide Gardens, Stonehouse,
Gloucestershire, GL10 2PZ
Guide Price £140,000

41 Adelaide Gardens, Stonehouse, Gloucestershire, GL10 2PZ

A mezzanine double bedroom corner terraced home located within this popular no through road. Double glazing and gas heating. Outside you will find the level garden and allocated parking. The property requires a degree of refurbishment and updating. No Chain. EPC: Pending.

Sawyers Estate Agents are pleased to bring to the market this mezzanine style double bedroom corner terraced home located within this popular no through road in Stonehouse. The accommodation in brief consists, Open plan living/kitchen area and shower room on the ground floor with the mezzanine style bedroom on the first floor. Benefits include double glazing and gas heating. Outside you will find the level garden and allocated parking. The property requires a degree of refurbishment and updating. No Chain.

Amenities: This location allows for easy level access to the shops and amenities of Stonehouse with the train station just a few of hundred yards up the road. Stonehouse amenities include two supermarkets, restaurants, bank, post office, primary and secondary schools. Stonehouse railway station has a regular train service to London and Cheltenham. Nearby Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance

Double glazed door to living/kitchen area.

Living/Kitchen Area 7.02m (23'0") Max x 3.83m (12'7") Max

Double glazed window to front, double glazed window to side, fitted wall and base units complemented with contrasting work surfaces, stainless steel single drainer sink unit with mixer taps, tiled splash backs, fitted gas hob with oven under and filter hood over, plumbing for washing machine and space for fridge/freezer. Gas heater, television point, wall light points, door to shower room and stairs up to the mezzanine bedroom.

Shower Room

Extractor, shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls and tiled floor.

Mezzanine Bedroom 3.83m (12'7") Max x 2.87m (9'5")

Double glazed `Velux` style window to front, built in storage cupboard and built in airy cupboard with shelving.

Outside

Path to front door, garden mainly laid to lawn, useful storage and allocated parking for one vehicle.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Local Authority

Stroud District Council - Band A

Directions

For SAT NAV use: GL10 2PZ

From Stroud take the A419 towards Stonehouse. At the end of the bypass, continue across the roundabout and into Stonehouse town centre. Continue through the High Street and under the Railway Bridge. Take the first left into Oldends Lane, then take the next right into Melbourne Drive, follow the road along and turn right into Adelaide Gardens, follow the road around to your right. You will find the property on your left hand side, clearly identified by our `For Sale` board.

Ground Floor



First Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents cannot be responsible for any inaccuracy.

