



Sawyers
Sales & Lettings

**22 Albany Little Australia, Stonehouse,
Gloucestershire, GL10 2PS
Price £295,000**

22 Albany, Little Australia, Stonehouse, Gloucestershire, GL10 2PS

A stylishly presented three bedroom end of terrace home situated within the ever popular Albany cul-de-sac in Stonehouse. Modern kitchen, double glazing and solar panels. Enclosed rear garden with gated side access, garage and parking.

Easy access to the town centre and its amenities.

Sawyers Estate Agents are delighted to offer to the market this stylishly presented three bedroom family home situated within the ever popular Albany cul-de-sac in Stonehouse. The accommodation briefly consists: Entrance porch, living/dining room and modern kitchen, whilst upstairs on the first floor can be found three bedrooms and the family bathroom. Outside are the front and enclosed rear garden with gated side access, garage and off road parking. Benefits include double glazing, gas central heating and solar panels. (Our vendor informs us that the solar panels, on average, generate a refund/income in the region of £1,500 annually from the electricity that is generated). Early viewing highly recommended to avoid missing out!

Amenities: The location allows for easy access to both Stonehouse Railway Station and the shops and amenities of Stonehouse Town Centre. There are Spar and Co-op convenience stores, with Sainsbury's a short distance away along the A419 on the western edge of Stroud. Stonehouse railway station has a regular train service to both London and Cheltenham. 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 brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance

Double glazed door to side, double glazed window to side, coat hooks, courtesy door to garage. Laminated flooring.

Sitting/Dining Room 7.14m (23'5") Max x 5.47m (17'11")

Double glazed window to front, double glazed window to rear, LED down lighting, coving, stairs to first floor, fireplace with wood burner, two radiators, television and telephone points. Laminated flooring.

Kitchen 3.38m (11'1") x 2.49m (8'2")

Double glazed door to rear, double glazed window to rear, LED down lighting, modern stylish range of fitted wall and base units complemented with contrasting roll edged works surfaces, under unit lighting, single drainer sink unit with mixer tap, built in electric hob with filter hood over and oven under, plumbing for dishwasher, plumbing for washing machine and space for fridge. Radiator.

First Floor

Landing

Access to loft, airing cupboard housing the boiler and hot water tank.

Bedroom One 3.56m (11'8") x 3.41m (11'2")

Double glazed window to front, coving and radiator.

Bedroom Two 3.41m (11'2") x 3.1m (10'2")

Double glazed window to rear, coving and radiator.

Bedroom Three 2.47m (8'1") x 1.98m (6'6")

Double glazed window to front, coving and radiator.

Bathroom 1.94m (6'4") x 1.66m (5'5")

Double glazed window to rear, LED down lighting, suite consisting bath with electric `Mira` shower over, wash hand basin set within vanity unit, low level WC, tiled walls, and chrome heated towel rail.

Outside

Front

Driveway providing off road parking and access to the garage. Gated side access to rear. Lawn area.

Garage 5.01m (16'5") x 2.46m (8'1")

Electric roller door, power and LED down lighting, space for tumble dryer and freezer.

Rear

Enclosed garden mainly laid to lawn with patio/seating area, raised flower border and space for garden shed.

Agents Note

The property benefits from Solar Panels and our vendor informs us that the solar panels, on average, generate a refund/income in the region of £1,500 annually from the electricity that is generated. This figure is subject to change.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Local Authority

Stroud District Council - Band C

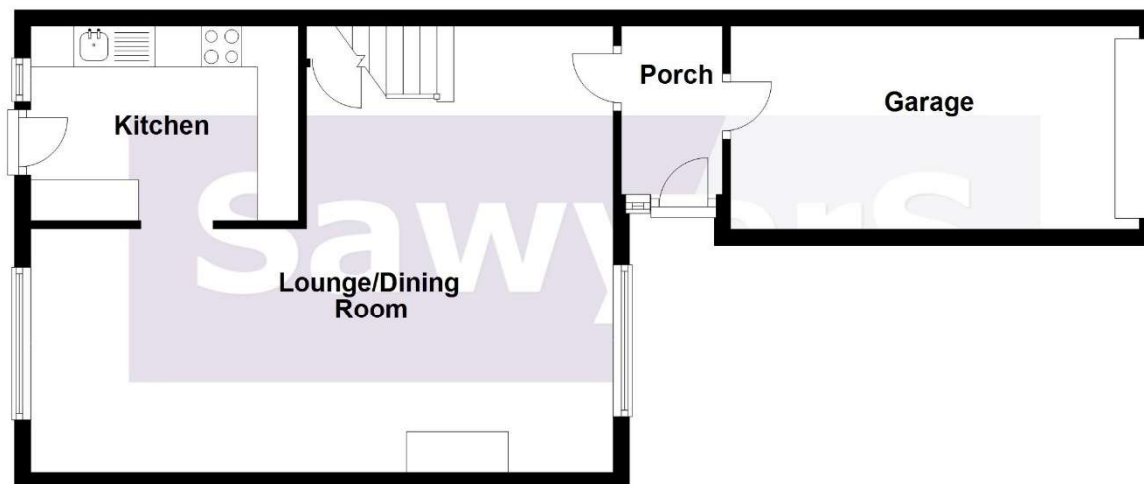
Directions

For SAT NAV use: GL10 2PS

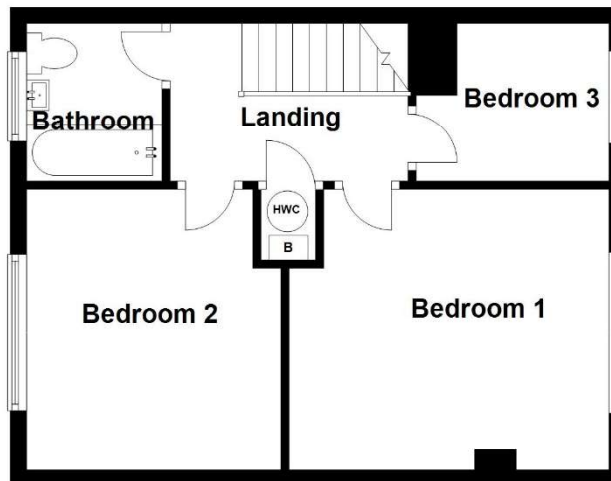
From Stroud take the A419 to towards Stonehouse. At the end of the bypass, continue across the roundabout and on into Stonehouse town centre. Continue through the Town centre via the High Street and under the Railway Bridge, taking the first left into Oldends Lane, then take the first right into Melbourne Drive. Take the second turning right into Albany where the property will be located on your right hand side clearly identified by our `For Sale` board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(84-91) B	89	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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/Fine and Country cannot be responsible for any inaccuracy.

