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Sales & Lettings

17 Melbourne Close, Stonehouse,
Gloucestershire, GL10 2PY
Price £195,000

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A two bedroom semi-detached home situated within the ever popular Melbourne Close cul-de-sac in Stonehouse. Enclosed rear garden with gated side access and parking. Easy access to the town centre and its amenities. The property is need of a degree of updating. No Chain.

Sawyers Estate Agents are pleased to bring to the market this two bedroom semi-detached home situated within the ever popular Melbourne Close cul-de-sac in Stonehouse. The accommodation briefly consists: Entrance hall, living room and kitchen, whilst upstairs on the first floor can be found two bedrooms and bathroom. Outside are the front and enclosed rear garden with gated side access, along with off road parking. Benefits include double glazing and gas central heating. While the property may require refurbishment, this presents an exciting opportunity for buyers to add their personal touch. No Chain. Early viewing highly recommended.

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 Hall

Double glazed door to front. Coving

Kitchen 2.35m (7'9") x 2.32m (7'7")

Double glazed window to front, range of fitted wall and base units complemented with roll edged work surfaces over, stainless steel single drainer sink unit, tiled splash backs, space for cooker, space for washing machine and wall mounted boiler.

Living Room 5.06m (16'7") x 3.56m (11'8")

Double glazed door to rear, double glazed window to rear, stairs to first floor, two radiators and television point.

First Floor

Landing

Access to loft. Radiator.

Bedroom One 3.84m (12'7") x 2.52m (8'3")

Double glazed window to rear, built in storage cupboard, and radiator.

Bedroom Two 3.59m (11'9") x 1.98m (6'6")

Double glazed window to front and radiator.

Bathroom 2.61m (8'7") x 1.47m (4'10")

Double glazed window to front, suite consisting bath with electric shower over, low level WC and pedestal wash hand basin. Part tiled walls and radiator.

Outside

Front

Block paved driveway providing off road parking, lawn area with shrubs and gated side access to rear. Outside light.

Rear

Enclosed garden being mainly laid to patio/seating area, gravel border, storage shed and outside light.

Selling Agent

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Local Authority

Stroud District Council - Band B

Directions

For SAT NAV use: GL10 2PY

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 right sign posted Melbourne Close. The property will located on your left hand side clearly identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		48
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

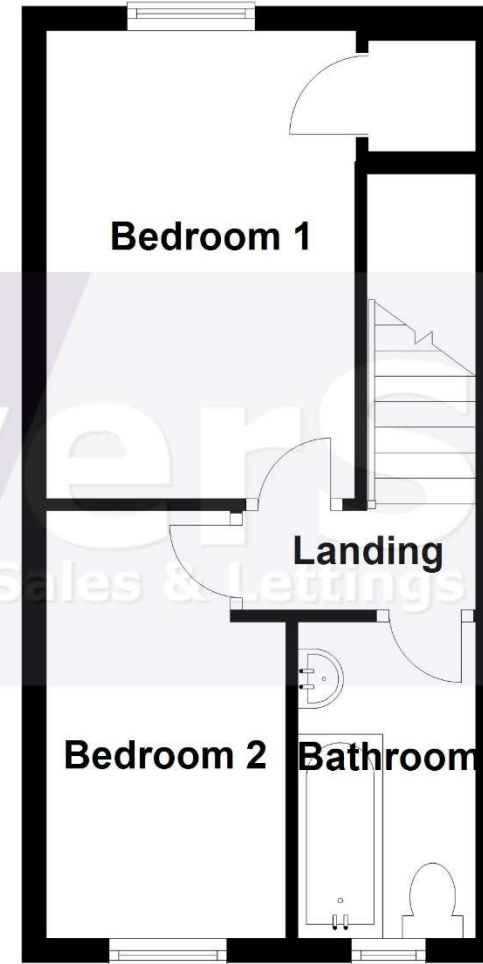
Ground Floor

Approx. 25.9 sq. metres (278.3 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 52.5 sq. metres (565.0 sq. feet)

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

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