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Sales & Lettings

**18 Adelaide Gardens, Stonehouse,  
Gloucestershire, GL10 2PZ  
Price £225,000**

# 18 Adelaide Gardens, Stonehouse, Gloucestershire, GL10 2PZ

An immaculately presented, and tastefully refurbished one bedroom semi-detached bungalow. Located in a quiet cul-de-sac, and within walking distance of all the facilities that Stonehouse has to offer. Private West facing garden, driveway parking and a garage.

An immaculately presented and tastefully refurbished semi-detached bungalow. Located in a quiet cul-de-sac, and within walking distance of all the facilities that Stonehouse has to offer. The accommodation comprises, porch, entrance hall, a lovely light filled lounge-dining room, with double glazed patio doors that overlook, and lead out onto the rear garden. Kitchen with powder blue painted, base and wall units. Double bedroom with floor to ceiling fitted wardrobes with shelving. Shower room. Boiler cupboard housing a recently installed Worcester gas boiler. Externally, there is a gravelled area to the front, parking for three cars and a single garage to the side, and a lovely west facing private rear garden, with a timber shed and access to the garage. Excellent access for the M5 motorway and surrounding towns and cities.

**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 Porch

Upvc front door.

## Hallway

White panel doors giving access to the lounge-dining room and bedroom. Access to roof space.

## Sitting-Dining Room 5.72m (18'9") x 2.97m (9'9")

Upvc double glazed sliding patio doors, overlooking and opening out onto the rear garden. Feature tongue and groove wood panelling adjacent to the kitchen. Radiator. Walkway to kitchen.

## Kitchen 2.82m (9'3") x 2.29m (7'6")

Double glazed window to the rear. Upvc double glazed door, leading out onto the driveway. Laminate work tops, with powder blue painted base units below. Matching wall units with leaded glazed doors. Stainless steel one and a half bowl, single drainer with mixer tap. Gas cooker with extractor hood above. Radiator.

## Bedroom 3.53m (11'7") Including Wardrobes x 2.92m (9'7")

Double glazed window to the front. Radiator. Floor to ceiling fitted wardrobes with hanging rail and shelving.

## Shower Room 1.87m (6'2") x 1.7m (5'7")

Upvc double glazed window to side. Corner shower cubicle with glazed folding doors, and a built-in seat. Vanity wash hand basin with cupboards below. Low level wc. Radiator. Fully tiled walls. Ceiling spot lights.

## Airing Cupboard

Housing a new Worcester gas boiler.

## External

### Front

There is a gravelled area to the front. Side access to the rear garden. Parking for up to three cars to the side of the property and access to the garage.

### Rear Garden

A lovely west facing, enclosed private garden, with a large paved sun terrace, perfect for alfresco dining in the warmer months. There is an area of lawn, useful timber garden shed and access to the garage. Bird spotting can also be enjoyed!

## Garage 5.49m (18'0") x 2.74m (9'0")

Metal up and over door. Power and light. Work top with space and plumbing for a washing machine under. Side door to rear garden.

## Agent

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## Local Authority

Stroud District Council - Band B

## Directions

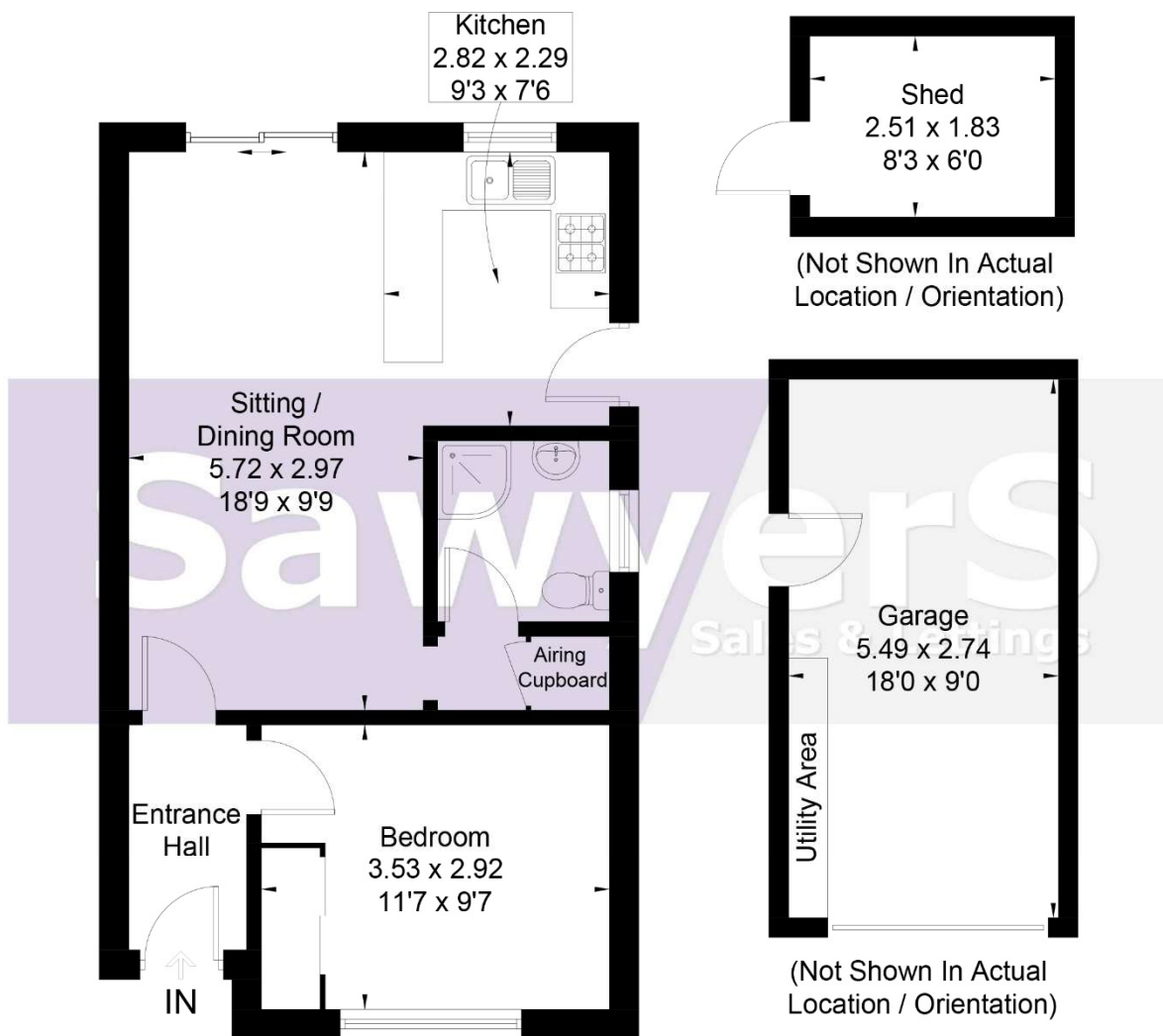
For SAT NAV use: GL10 2PY

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 right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approximate Floor Area = 42.2 sq m / 455 sq ft  
Garage = 15.0 sq m / 162 sq ft  
Outbuilding = 4.6 sq m / 50 sq ft  
Total = 61.8 sq m / 667 sq ft



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #65303

**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.

