



24 Rosedale Avenue, Stonehouse,
Gloucestershire, GL10 2QH
Price £415,000

SawyerS
Sales & Lettings

24 Rosedale Avenue, Stonehouse, Gloucestershire, GL10 2QH

A well presented and proportioned three/ four bedroom detached home located in a choice corner plot position. Two separate receptions, cloakroom and conservatory. Generous landscaped gardens with ample driveway parking and garage. Situated close to Stonehouse Railway Station and amenities.

Sawyers Estate Agents are delighted to bring to the market this well presented and proportioned three/four bedroom detached home located within one of the more popular locations in Stonehouse being only a short walk from the Railway station and the amenities of the town centre. The accommodation in brief consists entrance hall, cloakroom, sitting room, separate dining room, stylish kitchen and conservatory on the ground floor whilst upstairs on the first floor you will find the main bedroom with dressing room off (This room could easily be converted back to the original bedroom four), two further bedrooms, shower room and separate WC. Benefits include double glazing and gas central heating. Outside you will find the generous enclosed landscaped gardens with level lawn and well stocked flower and shrub borders, ample driveway parking and garage. EPC: C (74).

Amenities: The location of Rosedale Avenue 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. 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 side with double glazed side panel. Radiator.

Cloakroom

Low level WC, wall mounted wash hand basin and tiled splash back.

Sitting Room 5.42m (17'9") x 3.31m (10'10")

Two double glazed windows to front, coving, wall light points, radiator and television point.

Kitchen 2.68m (8'10") x 2.68m (8'10")

Double glazed window to rear, stylish range of fitted wall and base units complemented with roll edged works surfaces, one and a quarter bowl single drainer sink unit, mixer tap, tiled splash backs, space for gas cooker with filter hood over, plumbing for washing machine, space for fridge/freezer and tiled floor.

Dining Room 4.39m (14'5") x 3.4m (11'2")

Double glazed French doors the conservatory, double glazed window to side. Stairs to first floor. Radiator.

Conservatory 5.5m (18'1") x 2.36m (7'9")

Double glazed windows to rear and side with sliding doors to rear, radiator, tiled floor and door to the garage.

First Floor

Landing

Access to loft.

Bedroom One 3.49m (11'5") x 2.84m (9'4")

Double glazed window to rear, radiator and opening to the dressing area (formerly bedroom four).

Dressing Room/Formerly Bedroom Four 2.6m (8'6") x 2.57m (8'5")

Double glazed window to rear, radiator and door to landing. (This room could easily be converted back to a bedroom if required).

Bedroom Two 3.46m (11'4") x 2.83m (9'3")

Double glazed window to front. Over stairs storage cupboard. Radiator.

Bedroom Three 2.53m (8'4") x 2.49m (8'2")

Double glazed window to front. Radiator.

W/C

Double glazed window to side, low level WC and tiled floor.

Shower Room

Double glazed window to side, walk in double shower cubicle, wash hand basin set within vanity unit, part tiled walls and radiator.

Outside

Front

Mainly laid to lawn, block paved driveway providing ample off road parking and access to the garage. Flower beds and Gated side access to both sides of the property leading to the rear garden. Outside light.

Garage 5.37m (17'7") x 2.68m (8'10")

Up and over door, door to side, power and light.

Rear & Side

Generous enclosed landscaped garden being laid to lawn, with mature and well stocked flower and shrub borders, patio/seating area's, further flower beds and greenhouse.

Greenhouse 2.53m (8'4") x 1.9m (6'3")

Timber framed with single glazing. Door to side.

Selling Agent

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Local Authority

Stroud District Council - Band D

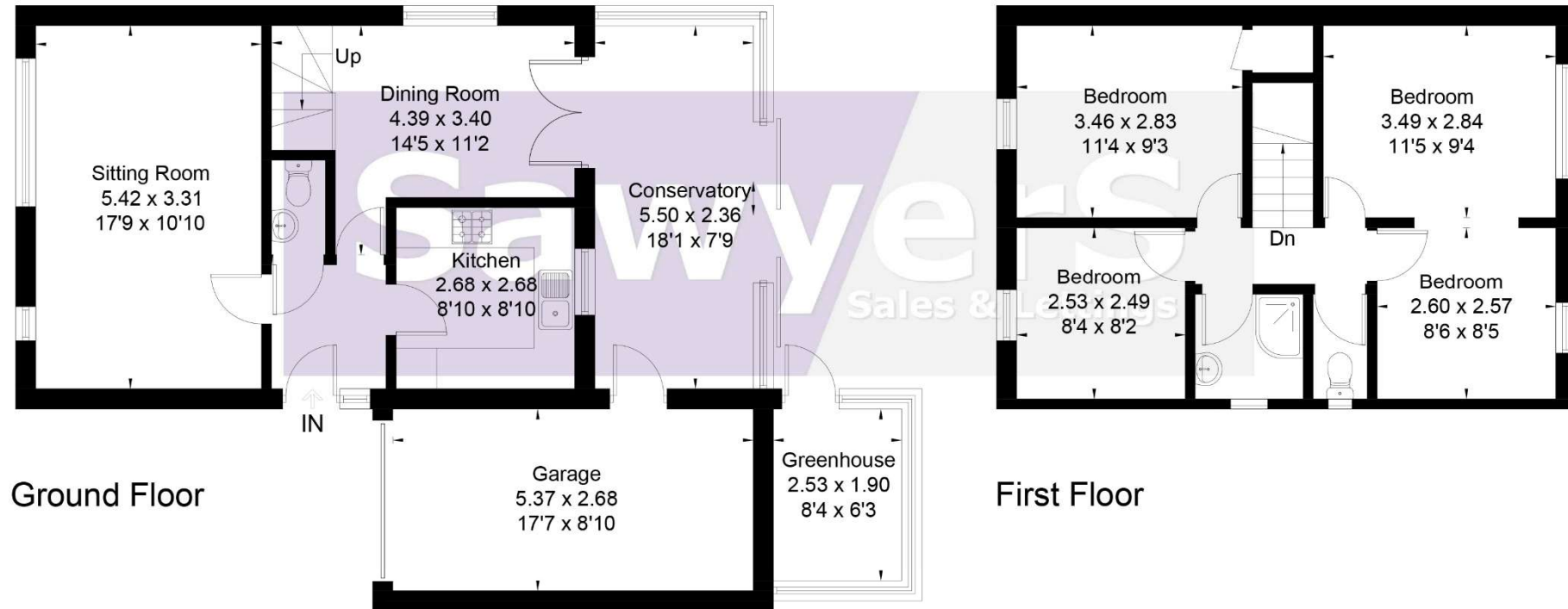
Directions

For SAT NAV use: GL10 2QH

From Stroud take the A419 towards Stonehouse. At the end of the bypass, continue across the roundabout and into Stonehouse town centre. Take the fourth right into Queens Road. Continue through the traffic lights and under the bridge proceeding towards Rosedale Avenue. Follow the road, where the property will be found on your right hand side, clearly identified by our 'For Sale' sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(84-91) B			88
(69-80) C		74	
(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	

Approximate Floor Area = 118.3 sq m / 1273 sq ft
Greenhouse = 4.9 sq m / 53 sq ft
Total = 123.2 sq m / 1326 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77088

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.

