

AVENUE TERRACE



19 AVENUE TERRACE STONEHOUSE, GL10 3RE

Offers in excess of £250,000

Description

A Victorian three-bedroom mid-terrace home, ideally suited to buyers looking for a property they can refurbish and gradually make their own. Arranged over three floors, the accommodation is surprisingly spacious and is complemented by off-road parking, generous rear garden, workshop and useful additional outbuildings.

The entrance porch opens into a living room with re-constituted Cotswold stone fireplace, opening to a further reception room, providing flexible space for dining, family living or working from home. To the rear is a fitted kitchen with a range of wood-effect cabinets, contrasting work surfaces and space for the usual appliances. Beyond the kitchen is a useful utility with a door providing direct access out to the rear garden, together with the family bathroom, fitted with a white suite including a panelled bath, wash hand basin and WC.

On the first floor, bedroom two is a good-sized double room positioned to the front of the property with fitted wardrobes, plenty of natural light, and views across the road to open fields and Penn Woods beyond. Bedroom three is positioned to the rear and is a single bedroom, ideal for a child's bedroom, nursery or home office.

The staircase continues to the second floor, which is entirely devoted to a particularly generous master bedroom. It gives the house a real sense of scale, with the chimney breast adding a touch of character, and enjoys countryside views to the front.

Outside, the property is complemented by a generous paved and enclosed rear garden and a particularly useful collection of outbuildings. A garden shed provides further storage, while the substantial workshop, storage cupboard and separate wood store offer excellent space for hobbies, bikes, tools or general storage. To the front, a smart block paved drive offers parking for two cars.

Positioned on the outskirts of Stonehouse, the property is well placed for access to the town centre and its wide range of amenities, with Stonehouse railway station within easy reach and convenient access to the M5 for travel towards Gloucester, Cheltenham, Bristol and beyond.

With its character, flexible accommodation, off-road parking, useful outbuildings and scope for further improvement, this is a lovely opportunity for anyone looking for a home with plenty of potential.

AGENTS NOTE: The property benefits from pedestrian access across the rear of no.20 to reach the front of the terrace.

- Three-bedroom home excellent scope for improvement
- Spacious accommodation arranged over three floors
- Fitted kitchen with adjoining utility room and access to the garden
- Long rear garden with scope to create a lovely outside space
- Situated on the outskirts of Stonehouse, convenient for the town, station & M5
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- Two open plan reception rooms, flexible living space, downstairs bathroom
- Spacious second-floor double bedroom with views to countryside beyond
- Off-road parking, summer house, workshop useful outbuildings
- Ideal investment opportunity or project for those looking to add value





Location & Amenities

Stonehouse town centre offers a wide range of amenities including shops, cafés, pubs, takeaways, supermarket facilities, a library, doctors' surgeries and dentists. The area is also served by local schools, including primary schooling, Hopelands Preparatory School, Maidenhill School and Wycliffe College. Popular Italian restaurant La Campagna and Indian restaurant Zaika, are well loved and bring in customers from out of town.

Maidenhill Secondary school, Ofsted rated Good in May 2022, is in Stonehouse with primary schools such as Stonehouse Park infants and the newly opened primary school in Great Oldbury. Other schools nearby include private school with boarding, Wycliffe and grammar schools Stroud High School (girls) and Marling (boys).

Conveniently located with great access to the M5 North and South bound and transport links via train with stations in Stonehouse, Stroud and Cam & Dursley providing direct trains to London Paddington, Gloucester & Cheltenham. Perfect location for countryside walks along the Thames and Severn Canal Towpath just a short walk away.

Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band B and EPC rating D

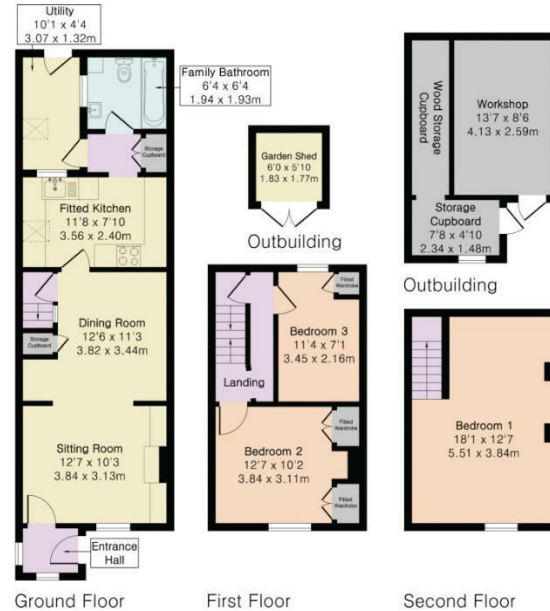
Directions

From junction 13 of the M5, follow towards Stonehouse along the A419. At the roundabout take the 3rd exit continuing towards Stonehouse with the canal on your right. At the next roundabout take the 2nd exit onto Bristol road. Continue a short distance, and turn left towards Stonehouse Self Storage, and turn immediately left onto Avenue Terrace. The property can be found just over halfway along, as denoted by our For Sale board. What3words: ///crop.grins.soccer

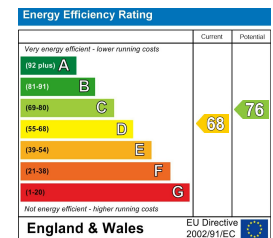


**Approximate Gross Internal Area 1040 sq ft - 97 sq m
(Excluding Outbuilding)**

Ground Floor Area 535 sq ft - 50 sq m
First Floor Area 277 sq ft - 26 sq m
Second Floor Area 228 sq ft - 21 sq m
Outbuilding Area 241 sq ft - 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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