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OF  
GLOUCESTERSHIRE

78

STONEHOUSE, GL10 2BT

Offers over £245,000

## Description

A beautifully presented two double bedroom mid terraced home, quietly positioned within Renard Rise, a popular modern development on the edge of Stonehouse. With a light and welcoming interior, a fitted dining kitchen with French doors opening to the rear garden and allocated off-road parking, this lovely home would make an ideal first-time purchase, investment opportunity or low-maintenance home.

The property is approached via steps to the front entrance, where a storm porch opens into a useful lobby area. There is a cupboard, ideal for coats and boots, along with a handy downstairs cloakroom fitted with a low flush WC and washbasin, with an opaque window to the front. From here, a door opens into a comfortable sitting room, bright and inviting with a window to the front drawing in natural light. The room offers plenty of space for seating and everyday living, creating a relaxed setting to unwind at the end of the day.

To the rear, a door opens into the fitted dining kitchen, arranged with a range of white base and wall units complemented by contrasting black work surfaces. There is an integrated single oven, gas hob and extractor, together with space for free-standing appliances and a window overlooking the rear garden.

The dining area comfortably accommodates a table and four chairs, creating an easy everyday space for family meals. A substantial understairs cupboard is accessed from this area, providing excellent additional storage, while French doors open directly to the rear garden, allowing the inside and outside space to connect beautifully.

Stairs rise to the first floor landing, where there is a loft hatch and doors leading to both bedrooms and the family bathroom.

Bedroom one is a substantial double bedroom, enjoying a window overlooking the rear garden and a large built-in wardrobe. There is also plenty of space for further free-standing furniture, giving the room a calm and comfortable feel. Bedroom two is positioned to the front and is again a good-sized double room, with a built-in cupboard and windows looking out to the front, enjoying views towards Selsley. This room offers excellent flexibility and would work beautifully as a guest bedroom, child's bedroom or home office if required. The family bathroom is fitted with a white suite comprising a low flush WC, white washbasin and bath with shower over. Neutral flooring and wall tiles complete the room, creating a clean and practical space for everyday use.

Outside, the rear garden has been designed with ease of maintenance in mind, creating a practical and enclosed space to enjoy without feeling demanding. The garden is fully block-paved, providing room for outdoor seating, pots and a table and chairs, making it ideal for morning coffee or relaxed summer evenings.

The garden is enclosed by fencing and includes an outside tap and garden shed. There is also space to introduce further planting or containers if desired. A gate to the side opens onto a passageway running behind the neighbouring properties, providing convenient access to the rear, while to the front of the property there is allocated off-road parking.

This is a lovely, well-balanced home that offers far more space than might first be expected from a two bedroom property. The generous bedroom proportions are a particular feature, giving a feeling of space and flexibility that will appeal not only to first-time buyers and investors, but also to small families or those needing a comfortable guest room or home office. The layout is practical and easy to live with, with a welcoming sitting room, fitted dining kitchen, excellent storage, two true double bedrooms and a low-maintenance rear garden. For buyers considering homes on the Renard Rise development, this property offers an appealing alternative to some three bedroom layouts, with the emphasis placed on larger, more comfortable bedroom space rather than smaller individual rooms.

- Two double bedroom mid-terraced home
- Popular Renard Rise development in Stonehouse
- Spacious sitting room with a wealth of natural light.
- Fitted dining kitchen with French doors to rear garden
- Family bathroom, handy ground floor cloakroom/WC
- Two generous double bedrooms, both with built-in storage
- Enclosed, low-maintenance block-paved rear garden, with rear access.
- Allocated off-road parking to the front for one vehicle
- Ideal first-time purchase, investment or small family home
- Easy access to Stonehouse, Stroud, the train station and M5 motorway





## Location & Amenities

Located between Stonehouse, Stroud and a short walk into Ebley.

Ebley:

Wealth of facilities to include: indoor soft play centre, to the main square a stunning water backdrop, perfect location for the very well-regarded Kitsch cafe and wine bar. Located a short distance from the house, perfect starting point before a relaxing walk or bike ride along the canal.

Stonehouse:

High Street has a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too.

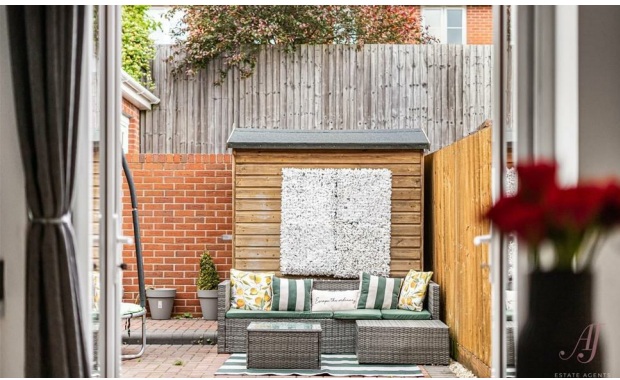
Stroud:

Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the indoor Five Valleys shopping centre is a fantastic attraction. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Schools & Transport Links:

The location offers a selection of primary and senior schools in Stonehouse and Stroud along with a selection of private schools,

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. 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 C

## Directions

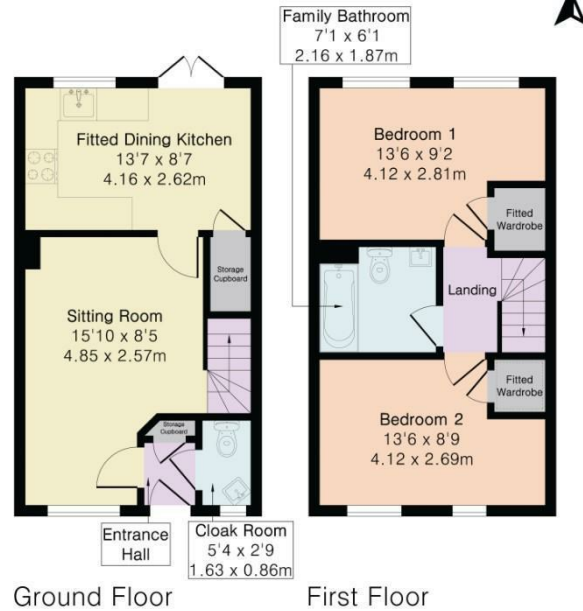
From Junction 13 of the M5 motorway follow the A419 Bristol road towards Stonehouse you will approach Horse Trough roundabout. Take the second exit towards Ebley and Caincross, continue down this road past the hand car wash on your left hand side. Turn left onto Renard Rise and at the T junction turn right, and very shortly you will see the property on the left hand side as denoted by our for sale board.///examples.blanking.bandaged



**Approximate Gross Internal Area 690 sq ft - 64 sq m**

Ground Floor Area 345 sq ft – 32 sq m

First Floor Area 345 sq ft – 32 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(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	

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