



Boakes Drive, Stonehouse GL10 3QW

£225,000



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• Mid-terrace house • Two bedrooms • Conservatory • Enclosed rear garden with decking • Two tandem parking spaces • Ideal for first time buyers or buy to let investors • Chain free • Freehold • Council tax band B (£1,883.49) • EPC rating C70

£225,000

Entrance Hall

uPVC door to entrance hall. Wooden door to living room. Radiator.

Living Room

uPVC double-glazed window and double-glazed sliding doors to conservatory. Access to kitchen and stairs rising to the first floor with under-stairs cupboard. Two radiators.

Kitchen

uPVC double-glazed window to front elevation. Range of wall and base units with stainless steel one and a half bowl sink with mixer tap and drainer and cooker with four ring gas hob. There is space for a washing machine and under-counter fridge. Radiator.

Conservatory

uPVC double-glazed French doors to rear garden and uPVC double-glazed windows surrounding.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Outside

To the front of the property is a gravelled space with

access to an external storage cupboard. The rear garden is enclosed and mostly laid to lawn with a patio space. There is two tandem parking spaces available.

Location

The property is situated on the edge of Stonehouse town and within easy reach of the open countryside. Local facilities include a Co-op with a Post Office, restaurants as well as primary and secondary schools. Stonehouse Train Station gives access to the main line to London Paddington. The M5 motorway is easily accessible providing access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,883.49 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 15 Mbps (basic) and 80 Mbps (superfast).

Mobile phone coverage: EE (Limited), Three, O2 and Vodafone.



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

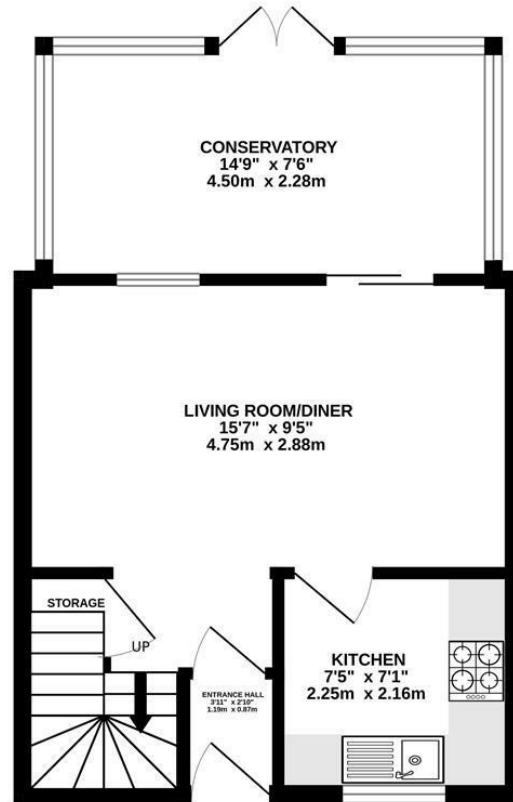
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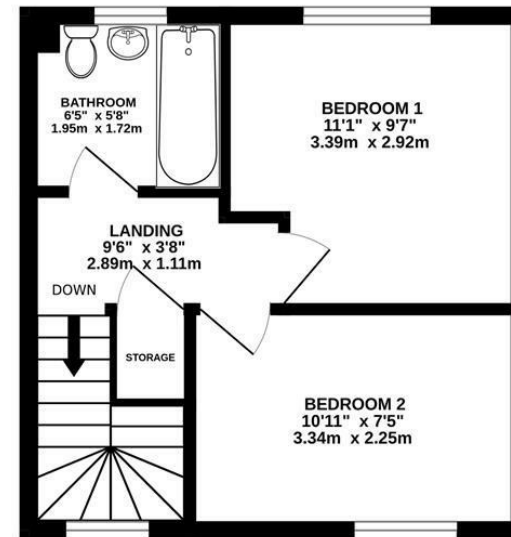
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GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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