



Court View, Stonehouse GL10 3PJ
£265,000



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• End terrace house • Three bedrooms • Dual aspect living room • Enclosed West facing rear garden • Garage with off-road parking in front • Situated in the sought after Court View development • Easy reach to transport links • The property is freehold and garage is leasehold • Council tax band C (£2,152.55) • EPC register C70



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

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www.naylorpowell.com

£265,000

Entrance Hall

Double-glazed door to entrance hall. Access to living room and stairs rising to the first floor. Radiator.

Living room

Two uPVC double-glazed windows to front and side elevation. Feature fireplace. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with stainless steel one and a half bowl sink with mixer tap and drainer, four ring gas hob and oven. Space for dishwasher and fridge/freezer. Radiator.

Utility/Cloakroom

Low-level WC. Space for washing machine and tumble drier. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Storage cupboard and wardrobes. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

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

Outside

The property has off-road parking for one vehicle in front of the garage, the single garage is en-block and measures approximately 5.89m x 2.68m. The rear garden is mostly laid to lawn with a patio space, there is rear access to the garage and parking.

Location

The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles to Junction 12 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

Material Information

Tenure: House is Freehold and Garage is Leasehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,152.55 (2025/26).

Ground rent: approximately £10.00 per annum.

Service charge: approximately £240.00 per annum.

Management company: First Port Property Services.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

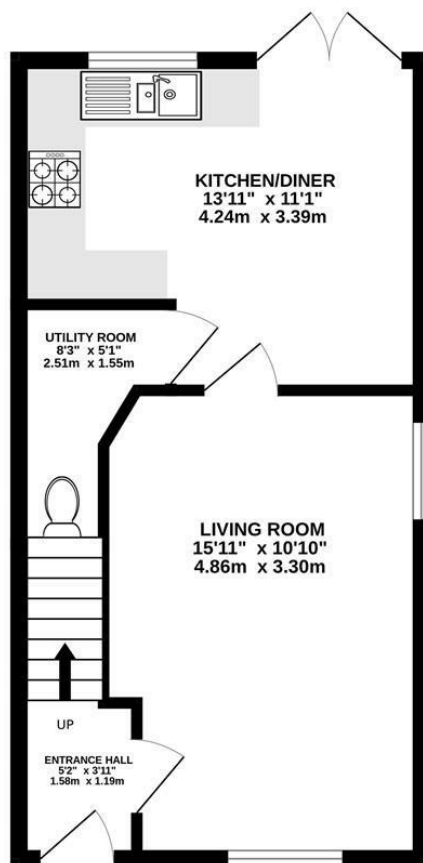
Heating: gas central heating.

Broadband speed: 15 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

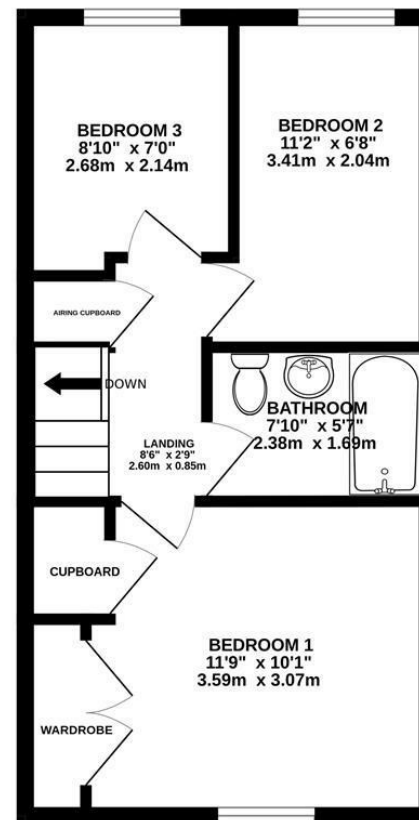
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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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