



Court View, Stonehouse GL10 3PJ
£185,000



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• PRICED TO SELL - Two bedroom coach house in sought after location and ideal for a buy-to-let • Well-proportioned accommodation throughout with two double bedrooms and ample storage • Garden area ideal for a small seating area to enjoy an evening • Garage with power • Off-road parking for one vehicle • Service charge - approximately £1,534.00 per annum (correct as of bill dated 23rd January 2025) - reviewed annually • Ground rent - approximately £164.00 per annum - £82 paid 6 monthly - reviewed annually • Leasehold - 999 years from January 2001 with approximately 974 years remaining until January 3000. • Council tax band B (£1,883.49) • EPC rating D64

£185,000

Entrance Hall

Wooden door to entrance hall and access to garage. Stairs rising to first floor. Radiator.

Landing

uPVC double-glazed window to front elevation and wooden door to accommodation.

Hallway

Access to all accommodation. Three storage cupboards. Radiator.

Living Room

uPVC double-glazed window to front and rear elevation. Feature fireplace. Two radiators.

Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring gas hob, oven, integrated fridge/freezer and space for washing machine. Radiator.

Bedroom One

uPVC double-glazed window to rear elevation. Wardrobe. Radiator.

En-Suite Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and shower cubicle. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bathroom

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

Outside

The property has off road parking for one vehicle in front of the garage, the garage can be accessed from inside the property or the up and over door and it benefits from power. The low-maintenance garden



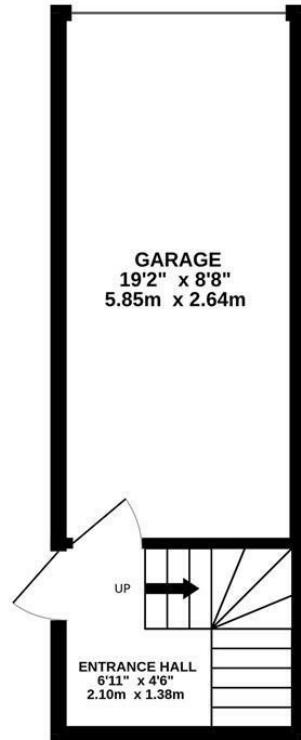
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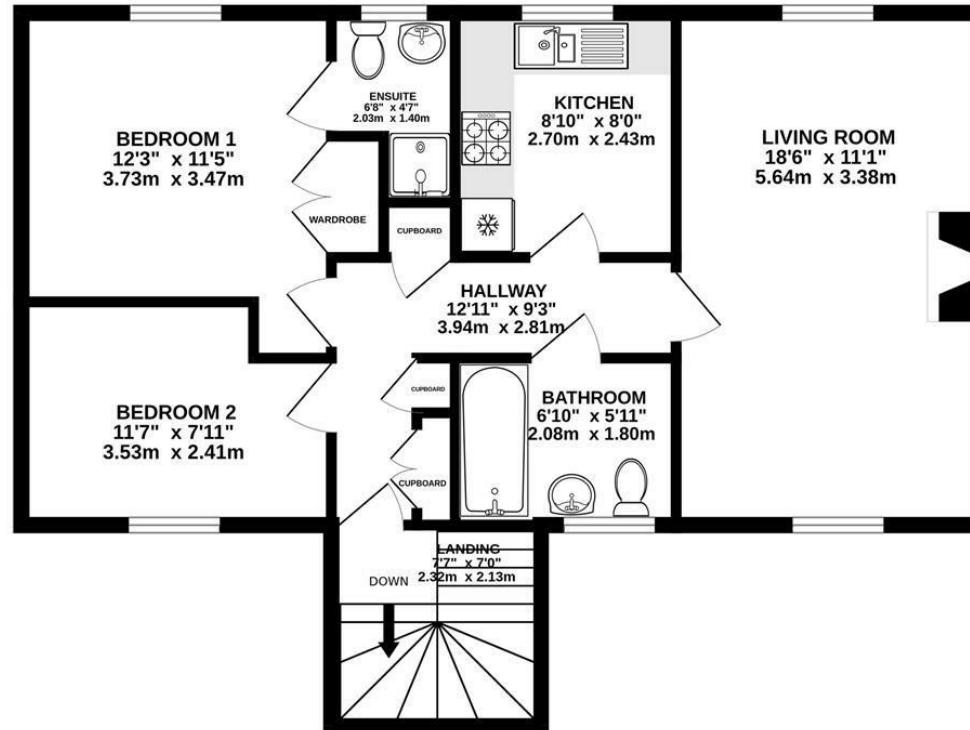
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GROUND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



FIRST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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