



**Chaffinch Court, Stonehouse GL10 2HU**

**£274,000**



# Chaffinch Court, Stonehouse GL10 2HU

- Spacious semi-detached house in a cul-de-sac location
- Three sizeable bedrooms
- Light and airy conservatory looking onto garden
- Well-sized garden laid to lawn and raised patio area
- Parking available within a community parking area on a first come first serve basis
- Chain free and an ideal first time buy or buy to let
- Good transport links and close to amenities
- Freehold
- Council tax band B (£1,883.49)
- EPC rating D61



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

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www.naylorpowell.com

**£274,000**

## Entrance Hall

uPVC double-glazed door to entrance hall. Access to ground floor accommodation, large storage cupboard and stairs leading to the first floor. Space for appliance under the stairs. Radiator.

## Living Room/Diner

uPVC double-glazed window to front elevation and uPVC double-glazed window to conservatory. Electric fireplace. Radiator.

## Kitchen

uPVC double-glazed window to rear front elevation. Range of wall and base units with stainless steel sink. Space for appliances such as washing machine, fridge/freezer and freestanding oven. Access to hallway/lobby. Radiator.

## Cloakroom

uPVC double-glazed window to rear front elevation. Low-level WC and wash hand basin.

## Hallway/Lobby

uPVC double-glazed door to rear garden and uPVC double-glazed sliding doors to conservatory.

## Conservatory

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

## Landing

Access to accommodation and stairs to ground floor. Large cupboard housing gas combi boiler.

## Bedroom One

uPVC double-glazed window to front elevation.

## Bedroom Two

uPVC double-glazed window to rear elevation.

## Bedroom Three

uPVC double-glazed window to rear elevation.

## Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin, bath and corner shower. Heated towel rail.

## Outside

The property has a well-proportioned garden mostly laid to lawn, there is a raised patio space ideal for alfresco dining. It provides access to the side and two storage sheds. There is communal parking on a first come first serve basis, the spaces are not allocated.

## Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants and primary and secondary schools. The property is approximately 2.7 miles to Junction 13 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: 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: 11 Mbps (basic), 43 Mbps (superfast) and 2,000 Mbps (ultrafast).

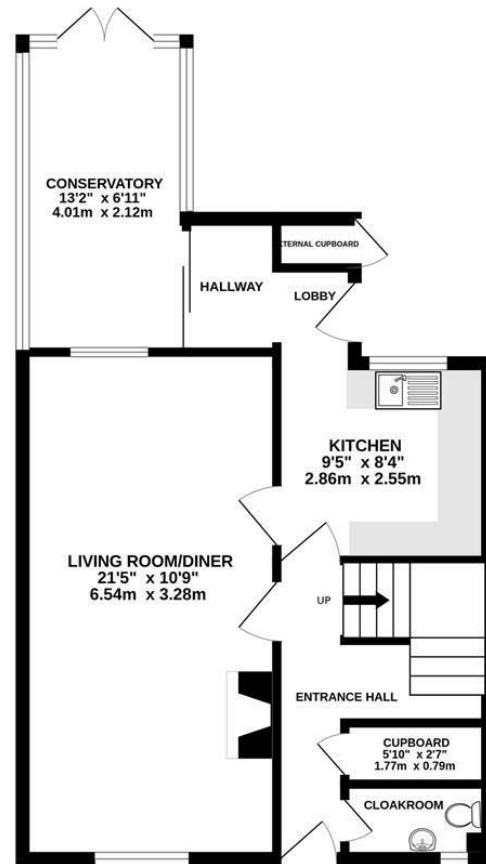
Mobile phone coverage: EE, Three, O2 and Vodafone.

## Agents Note

Please note this property is subject to a Grant of Probate. The application has been submitted.



GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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