



Boakes Drive, Stonehouse GL10 3QW
£330,000



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• Semi-detached house with views of local • Three double bedrooms and one single bedroom • Ample storage throughout • Canal side location with easy access to local footpath • Enclosed rear garden with side access • Two tandem parking spaces and a single garage • Chain free • Freehold • Council tax band C (£2,152.55) • EPC rating C79

£330,000



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

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Entrance Hall

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

Living Room

uPVC double-glazed French doors to garden and uPVC double-glazed window to rear elevation. Feature fireplace. Radiator.

Kitchen

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

Cloakroom

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

Bedroom One

uPVC double-glazed window to front elevation. Two built-in wardrobes. 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 rear elevation. Built-in wardrobe and cupboard. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Built-in wardrobe and cupboard. Radiator.

Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

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

Outside

The property is situated canal side and has easy access to the local footpath which leads to Stroud. There is tandem driveway parking for two vehicles and a garage (5.01m x 2.55m) with manual up and over door. The rear garden has side access to the driveway and laid to lawn, there is an added benefit of a patio for alfresco dining.

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: C.

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

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

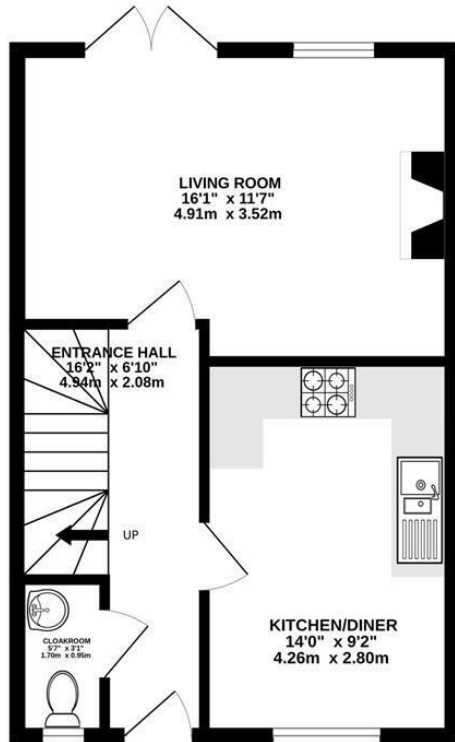
Heating: gas central heating.

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

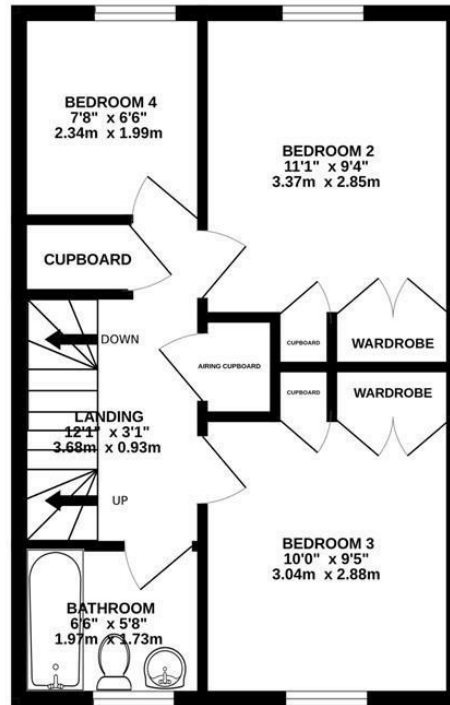
Mobile phone coverage: EE (Limited), Three, O2 and Vodafone.



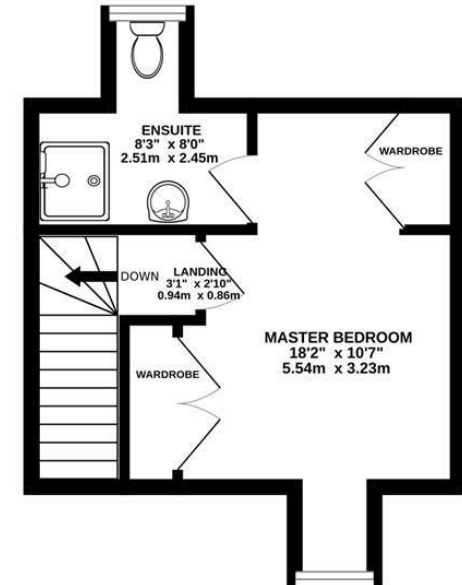
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

