



Magpie Court, Stonehouse GL10 2HY
£244,900



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• Semi-detached house ideal for first time buy or buy-to-let investment • Two double bedrooms • Open plan living room/diner with access to garden • Airy accommodation throughout • Enclosed and low-maintenance rear garden • Driveway parking for two tandem vehicles • Walking distance to local amenities • Freehold • Council tax band B (£1,883.49) • EPC rating C69



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

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Porch

uPVC door to porch with uPVC double-glazed windows surrounding. Door to living room.

Living Room/Diner

uPVC double-glazed window to front elevation and uPVC double-glazed French doors to rear garden. Access to kitchen. Three radiators.

Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include four ring electric hob, oven, stainless steel sink with mixer tap and drainer and integrated fridge/freezer. There is space for a washing machine and tumble dryer. Pantry cupboard.

Bedroom One

Two uPVC double-glazed windows to front elevation. Cupboard. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

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

Outside

The front of the property has driveway parking for two tandem vehicles, as well as a front lawn. The rear garden is fully enclosed and low-maintenance. The majority of it is

patio with a raised lawn area. There is also a storage shed and outside tap.

Location

The property is located on the edge of Stonehouse town and is a short drive from both Stroud and Gloucester. Local facilities in the town include a Co-op with a post office, restaurants, a variety of shops, a building society, primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. Junction 13 of the M5 motorway, is approximately two miles away, providing easy access to Gloucester, Bristol and Cheltenham.

Material Information

Tenure: Freehold.

Council tax band: B.

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

Electricity supply: mains.

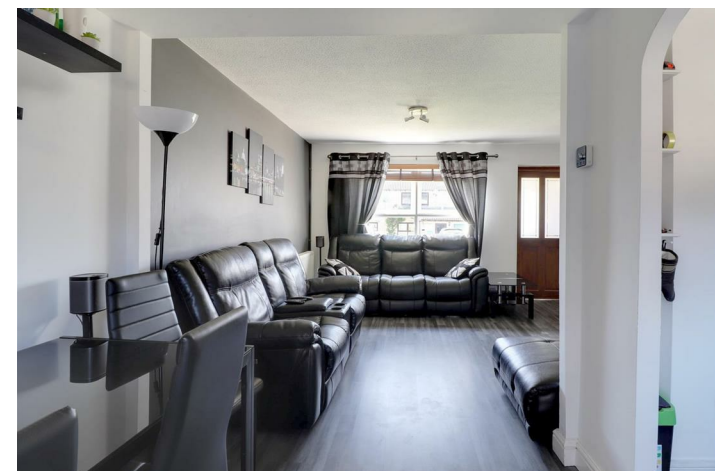
Water supply: mains.

Sewerage: mains.

Heating: gas central.

Broadband speed: 12 Mbps (basic) and 47 Mbps (superfast).

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



The floor plan for the second floor includes the following areas:

- KITCHEN**
8'3" x 8'2"
2.52m x 2.48m
- PANTRY**
5'7" x 2'2"
1.71m x 0.65m
- LIVING ROOM/DINER**
20'9" x 16'1"
6.33m x 4.91m
- PORCH**
8'0" x 3'8"
2.43m x 1.11m

A staircase is located on the left side of the plan, with an arrow pointing upwards and the label "UP".

The floor plan shows a rectangular layout. At the top left is the **BATHROOM** (7'0" x 5'6" / 2.14m x 1.68m) containing a bathtub, toilet, and sink. To its right is **BEDROOM 2** (11'6" x 9'1" / 3.50m x 2.76m). Below the bathroom is an **AIRING CUPBOARD**. To the right of the airing cupboard is a **LANDING** (5'7" x 3'0" / 1.71m x 0.91m) with a staircase labeled **DOWN**. To the right of the landing is **BEDROOM 1** (12'8" x 8'9" / 3.87m x 2.67m). At the bottom left is a **CUPBOARD** (5'4" x 3'5" / 1.62m x 1.05m). The entrance is at the bottom center, leading into the landing area.

BATHROOM
7'0" x 5'6"
2.14m x 1.68m

BEDROOM 2
11'6" x 9'1"
3.50m x 2.76m

AIRING CUPBOARD

LANDING
5'7" x 3'0"
1.71m x 0.91m
DOWN

BEDROOM 1
12'8" x 8'9"
3.87m x 2.67m

CUPBOARD
5'4" x 3'5"
1.62m x 1.05m

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.

