



Laburnum Walk, Gloucestershire GL10 2NR
£265,000



Laburnum Walk, Gloucestershire GL10 2NR

- Four bedroom townhouse
- Convenient location to town
- No onward chain
- Enclosed rear garden
- Master bedroom with dressing room and en-suite
- Off road parking space
- Potential rental income: £895 per calendar month
- EPC rating: C78



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

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www.naylorpowell.com

£265,000

Accommodation

Through the front door, you enter into the entrance hall. Here you are provided access to the WC and dining area. The dining area offers a large, under-stairs storage cupboard that has plumbing for a washing machine. The kitchen is made up of a range of wall and base units with two stainless steel inset circular sinks, integrated cooker with gas hob, integrated fridge and freezer. The living room offers plenty of natural light with a large window and French doors overlooking the courtyard garden. Generous in size, the living room can be offered open plan with the dining area with the double doors opened. On the first floor, the spacious second bedroom can be found. The third and fourth bedrooms are also located on the first floor with views over the Laburnum playing fields. The bedrooms are serviced by the family bathroom that comprises bath, WC, and sink. On the second floor, the master suite can be found. The generous bedroom offers a walk-in wardrobe and an en-suite. The en-suite comprises shower, WC, and sink. The master suite offers further views across the local playing field and beyond.

Outside

To the front of the property you have the driveway providing off road parking. The enclosed rear garden is relatively low maintenance with a raised decking area perfect for some outside seating.

Location

The property is located centrally in Stonehouse town, within easy reach of local amenities including a Co-op with a post office, restaurants, primary and secondary schools. Junction 13 of the M5 motorway is just under 3 miles. 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.

Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

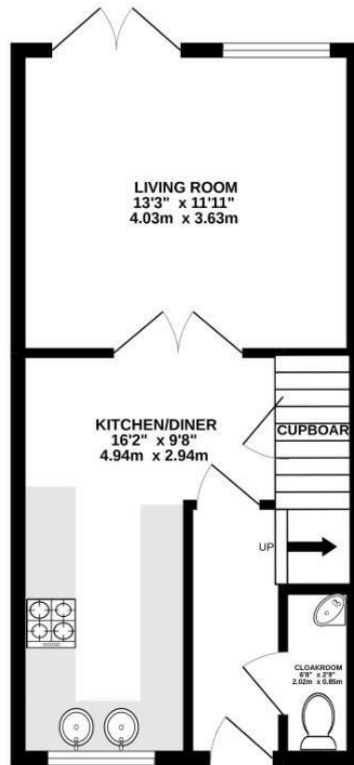
Stroud District Council. Tax band C. £1,812.69.

Directions

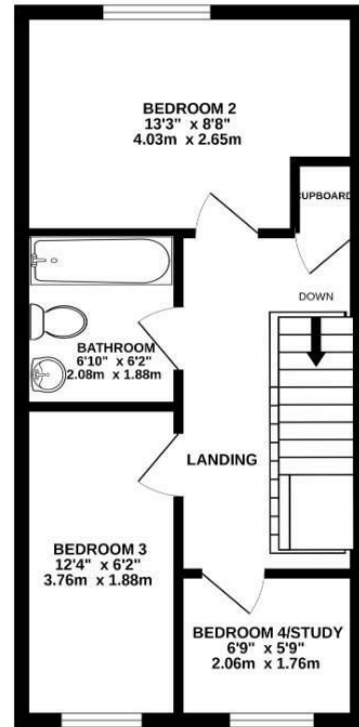
From our office in Stonehouse, turn left down Regent Street. Take the second right onto Laburnum walk. The property will be found shortly afterwards on the right-hand side.



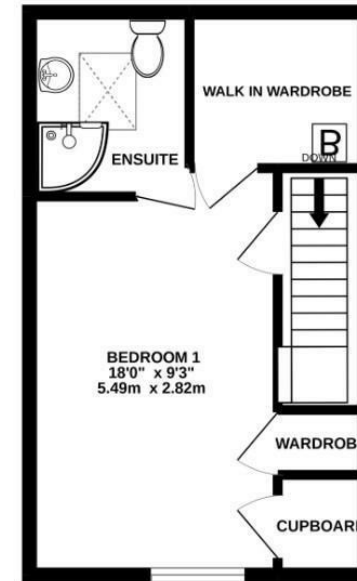
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus) A			89
81-91 B			
69-80 C		78	
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



