



Aldergate Street, Stonehouse GL10 2QQ
£265,000



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• Two bedroom end of terrace home • Character property modernised by current owners • Living room, dining room and modern kitchen • Two double bedrooms • Popular location close to local amenities • Enclosed rear garden • Perfect first time purchase or buy to let investment • Potential rental income: £895 per calendar month • EPC rating: E45 • Tax band B: £1,635.19 (2022/2023)



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

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Porch

Door into living room, dual aspect windows to either side.

Living Room

Double glazed window to front, laminate flooring, radiator, space for inset fireplace/wood burner.

Dining Room

Laminate flooring, window to rear aspect, radiator.

Kitchen

Window to side aspect and door to rear garden. Modern kitchen with modern tiles, range of wall and base units, sink, integrated miniature dishwasher, space for washing machine, space for cooker, and space for fridge freezer. Boiler.

Bedroom One

Double bedroom with carpet flooring, window to front aspect, radiator, and built in cupboard over the stairs.

Bedroom Two

Double bedroom with carpet flooring, window to rear aspect, radiator.

Bathroom

Window to side aspect. Modern bathroom suite comprising bath with shower over, low level WC, wash hand basin and heated towel rail.

Attic Room

Sky light.

Outside

Enclosed rear garden mainly laid to lawn, bush borders, and seating area.

Tenure, Services and Local Authority

Freehold.

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

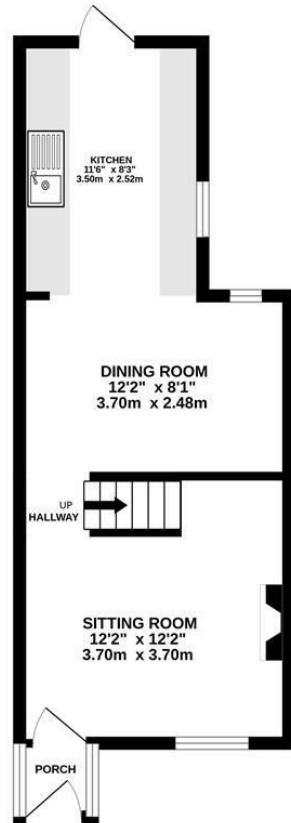
Stroud District Council. Tax Band B. £1,635.19 per annum (2022/2023).

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 near to Junction 12 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.



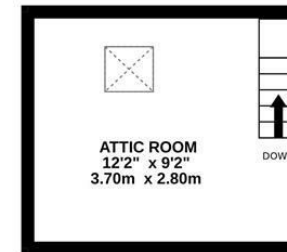
GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



2ND FLOOR
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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.

