



Springfield Court, Stonehouse GL10 2JF
£299,950



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• Semi-detached townhouse • Four double bedrooms • Low maintenance garden • Garage and parking • Walking distance to local amenities • Annual maintenance charge of approximately £400.00 • House is freehold • Garage is leasehold • Council tax band D (£2,310.40) • EPC rating - C77

£299,950



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

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Entrance Hall

uPVC door to entrance hall. Access to cloakroom, kitchen and living room. Stairs rising to the first floor. Radiator.

Kitchen

Double-glazed wooden framed window to front elevation. Range of wall and base units with eye-level double oven and four-burner gas hob with overhead extractor fan. Space for further appliances.

Living Room/Diner

uPVC double-glazed bay window to rear elevation and French doors leading to the rear garden. Radiator.

Cloakroom

uPVC double-glazed window to side elevation. Suite comprising low-level WC and wash hand basin. Radiator.

Bedroom One

uPVC double-glazed windows to the rear elevation. Fitted wardrobes and door to the en-suite. Radiator.

En-Suite Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, shower cubicle and wash hand basin. Radiator.

Bedroom Two

Double-glazed wooden framed window to front elevation. Radiator.

Bedroom Three

Two uPVC double-glazed windows to front elevation. Storage cupboard. Radiator.

Bedroom Four

Two double-glazed Velux windows to rear elevation. Eaves storage. Radiator.

Bathroom

Double-glazed wooden framed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Outside

The fully enclosed rear garden is accessed via the living room/diner and provides a low maintenance area that is paved and gravelled, which also provides rear access to the single garage and parking space.

Location

The property is situated just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, several restaurants, primary and secondary schools and Stonehouse train station which has a main line to London Paddington Station. The property is approximately, 4.5 miles to Junction 13 of the M5 motorway providing easy access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: House is freehold. The garage is leasehold - lease length is 982 years remaining from 2006.

Council tax band: D

Local authority and rates: Stroud District Council - £2,310.40 (2024/25).

Service charge: approximately £400.00 per annum to First Port. This is billed in June and December with a 50% split.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

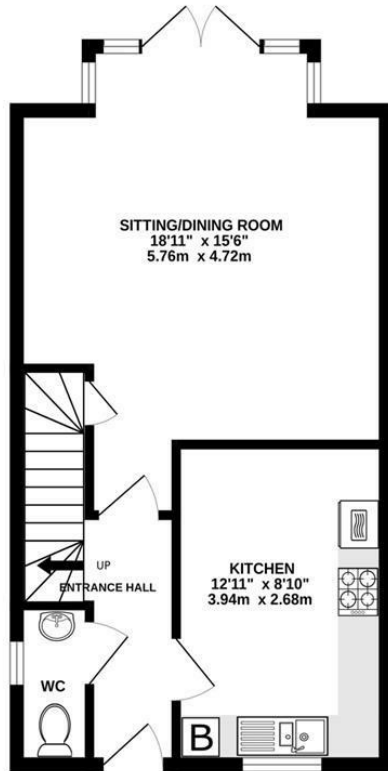
Heating: gas central heating.

Broadband speed: 18 Mbps (basic) and 80 Mbps (superfast).

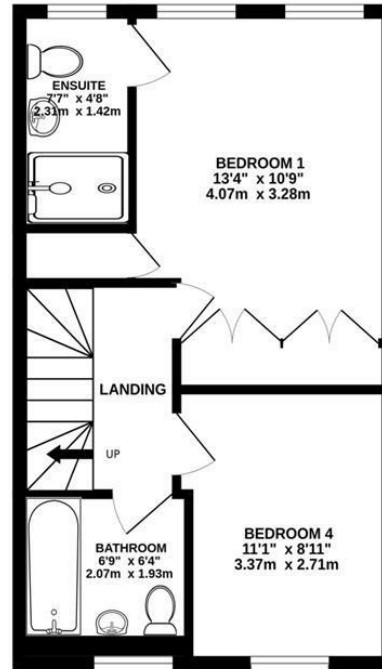
Mobile phone coverage: EE, Three, O2 and Vodafone.



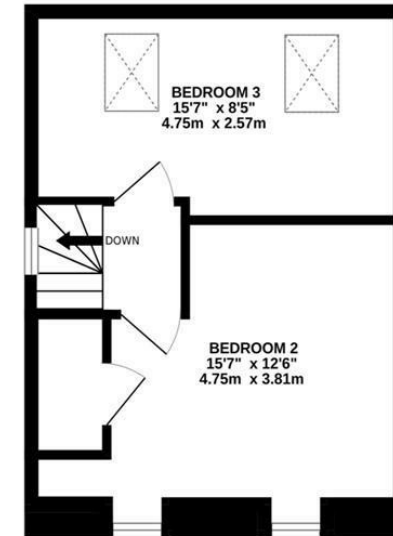
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

