



Boakes Drive, Stonehouse GL10 3QW
£375,000



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• Four/five bedroom town house • Open plan kitchen and family room • Additional study/snug • Tastefully decorated throughout • Enclosed rear garden • Garage with power and light • Good access to the local canal • Freehold • Council tax band C (£2,053.70) • EPC rating C76

£375,000



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

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Entrance Hall

Composite door to entrance hall. Access to hallway.

Hallway

Access to ground floor accommodation. Storage cupboard. Stairs rising to the first floor. Radiator.

Kitchen/Diner/Family Room

uPVC double-glazed bi-folding doors to rear garden and two double-glazed sky lights. Range of wall and base units with appliances to include oven, five ring gas hob with extractor fan over and one and a half bowl stainless steel sink with mixer tap and drainer. Space for freestanding fridge/freezer and washing machine. Radiator.

Study/Snug

uPVC double-glazed window to front elevation. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Bedroom One

uPVC double-glazed window to rear elevation. Built-in wardrobe. Radiator.

En-Suite Shower Room

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

Bedroom Two/Reception Room

Two uPVC double-glazed windows to front elevation. Two radiators.

Bedroom Three

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

Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Five

uPVC double-glazed window to front elevation. Radiator.

Bathroom

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

Outside

The front of the property has a metal fence and gate providing access to gravelled front garden. There is parking for three vehicles in front of the garage and an alley way to the rear garden. The garage has power and light. The rear garden is fully enclosed and low maintenance, it is mostly laid to patio. The property provides easy access to local footpaths and is opposite the canal.

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 - £2,053.70 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

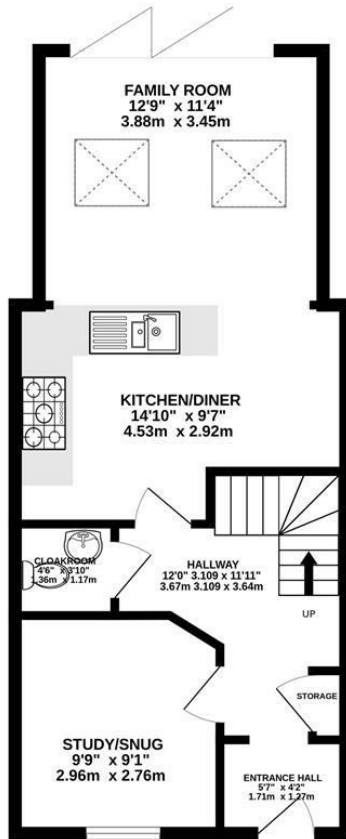
Heating: gas central heating.

Broadband speed: 16 Mbps (basic) and 80 Mbps (superfast).

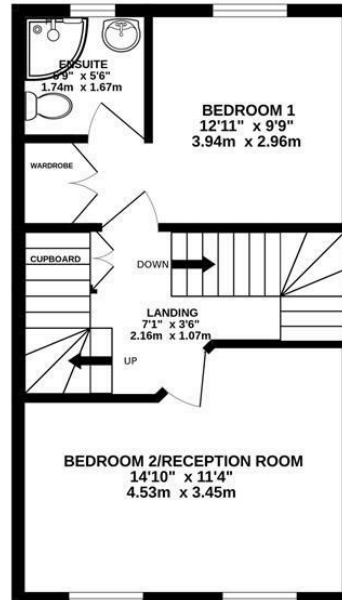
Mobile phone coverage: EE, Three, O2 and Vodafone.



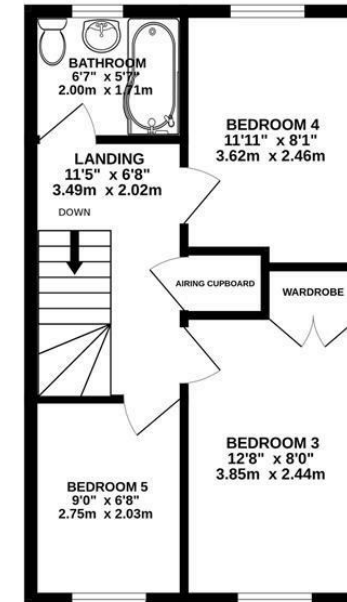
GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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