



**Palmers Court, Stonehouse GL10 2JB**  
**£319,950**





# Palmers Court, Stonehouse GL10 2JB

• Mid-terrace family home situated in a private cul-de-sac • Four bedrooms • Immaculately presented and thoughtfully decorated throughout • Enclosed and low maintenance rear garden • Garage and parking • Walking distance to train station and local amenities • Annual service charge of £416.00 - paid to First Port • Freehold • Council tax band C (£2,053.70) • EPC rating C79



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

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www.naylorpowell.com

**£319,950**

## Entrance Hall

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

## Living Room

uPVC double-glazed windows to rear elevation and uPVC double-glazed French doors to rear garden. Under-stairs storage cupboard. Radiator.

## Kitchen

uPVC double-glazed window to front elevation. Range of high gloss wall and base units with wooden work surface over and appliances to include a stainless steel sink with mixer tap and drainer unit, four ring gas hob with cooker hood over, double eye-level electric oven and grill and integrated fridge freezer. Space and plumbing for dishwasher and washing machine.

## Cloakroom

Low-level WC and wash hand basin. Radiator.

## Bedroom One

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

## En-Suite Shower Room

Double-glazed Velux window. Low-level WC, wash hand basin and shower cubicle. Radiator.

## Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to rear elevation. Radiator. Walk-in wardrobe with radiator.

## Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

## Bathroom

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

## Outside

To the rear of the property, there is an enclosed, low maintenance garden which has a paved patio area, an area of lawn with mature shrubs and flower borders and steps up to the decking area. There are outside taps to both the front and rear elevation along with a double socket to the rear. The property benefits from an en-bloc single garage with up and over door and one parking space in front. There is additional communal parking for the residents of the cul-de-sac.

## Location

The property is situated just on the edge of Stonehouse and is within walking distance to the train station, which has a main line to London Paddington Station. Other local facilities include a Co-op with a Post Office, several restaurants, primary and secondary schools. 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: Freehold.

Management company: First Port.

Service charge: £416 (2024) billed bi-annually.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,053.70 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

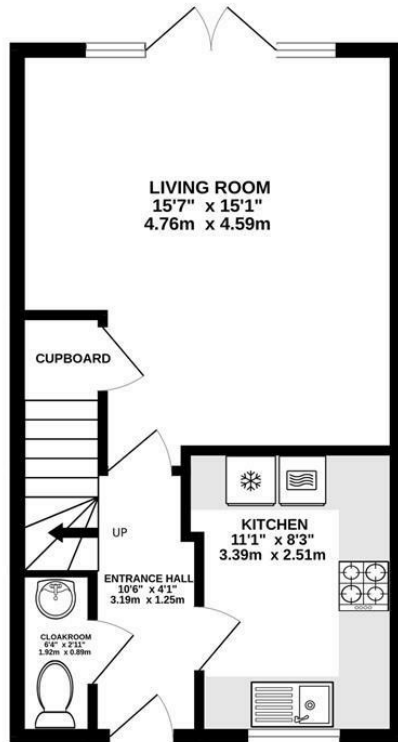
Heating: gas central heating.

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

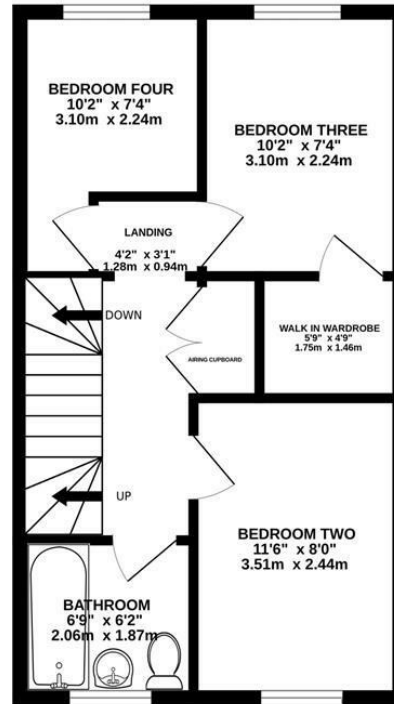
Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone.



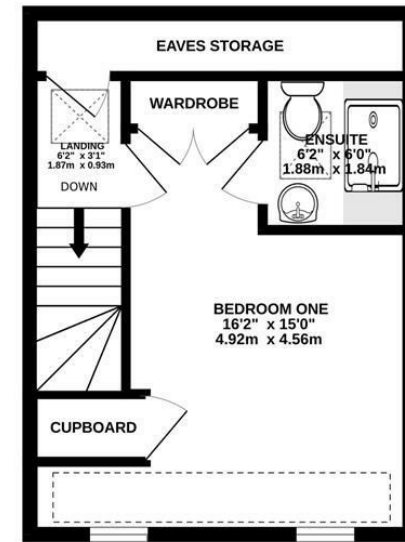
GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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.

