



Court View, Stonehouse GL10 3PJ
£215,000



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• Two bedroom coach house in popular location - ideal for first time buyers or buy-to-let investors • Generous accommodation throughout with plenty of storage and views across neighbouring green • Modern kitchen and en-suite shower room • Sizeable enclosed garden with views of green space from the property - rare find on the development • Integral garage with one parking space in front and power • Approximately £160 per annum for ground rent • Approximately £1,600 per annum for service charge paid to First Port • Leasehold - 999 years with 975 remaining • Council tax band B (£1,975.70) • EPC rating C70

£215,000

Entrance Hall

Wooden door to entrance hall. Access to garage and stairs rising to the first floor. Radiator.

Landing

uPVC double-glazed window to front elevation and wooden door to flat.

Hallway

Access to all accommodation and two storage cupboards. Radiator.

Living Room

Two uPVC double-glazed windows to front and rear elevation. Electric fireplace. Two radiators.

Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring electric hob and oven. Space for washing machine and fridge/freezer. 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 shower. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bathroom

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

Outside

The property has an enclosed rear garden laid to bark with patio areas and planters. There is one parking space in front of the garage. The

garage can be accessed via the up and over door and internally from the entrance hall, there is power and light.

Location

The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles 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.

Material Information

Tenure: Leasehold - 999 years with approximately 975 years remaining. Council tax band: B. Local authority and rates: Stroud District Council - £1,975.70 (2026/27). Ground rent: approximately £164.00 per annum - reviewed annually - £82 paid in January and £82 paid in July. Service charge: approximately £1,600.00 per annum - reviewed annually - half paid in March and half paid in September. The next bill is due on 1st September 2026 and is £800.65. Management company: First Port. Electricity supply: mains. Water supply: mains. Sewerage: mains. Heating: gas central heating. Broadband speed: 15 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast). Mobile phone coverage: EE, Three, O2 and Vodafone.



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

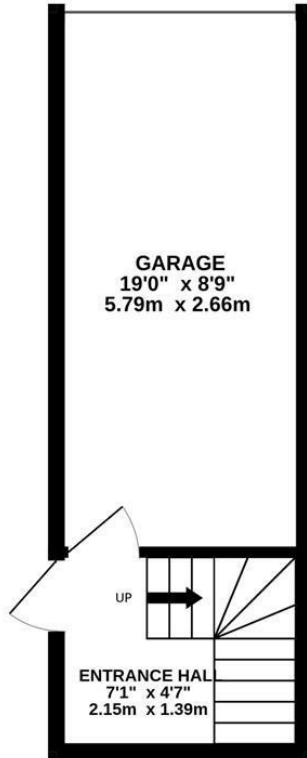
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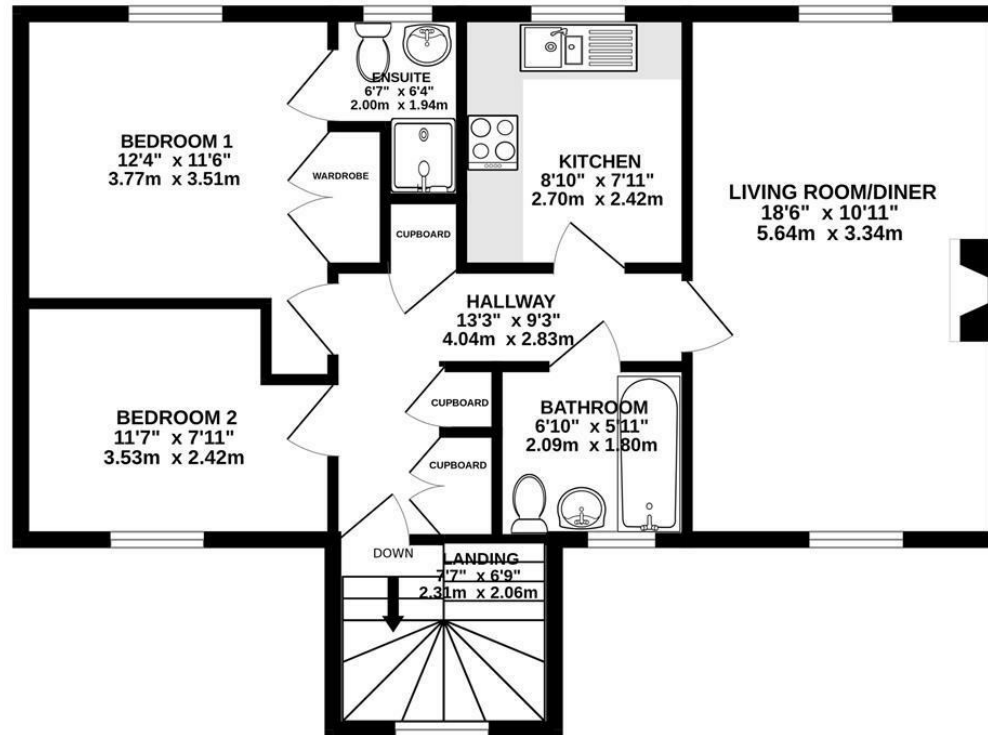
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GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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			
92-100	A		
81-91	B		
69-80	C	70	72
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	



