



**Court View, Stonehouse GL10 3PJ**

**£245,000**



## Court View, Stonehouse GL10 3PJ

• End-terrace house • Three bedrooms • Social kitchen/diner • Ground floor shower room and upstairs bathroom • Enclosed rear garden • En-bloc garage with a parking space in front • Good access to local walks and Stroudwater Canal • House is freehold and garage is leasehold • Council tax band C (£2,257.93) • EPC rating D67

**£245,000**



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

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

uPVC double glazed door to entrance hall. Access to living room and stairs rising to the first floor. Radiator.

### Living Room

Two uPVC double-glazed windows to front and side elevations. Gas fire. Radiator.

### Kitchen/Diner

Wooden double-glazed window to rear elevation and wooden double-glazed French doors to rear garden. 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 gas hob and oven. Space for dishwasher, washing machine and fridge/freezer. Radiator.

### Shower Room

Stand alone shower cubicle, low level WC, pedestal wash hand basin. Heated towel rail.

### Bedroom One

Wooden double-glazed window to front elevation. Built-in wardrobes. Radiator.

### Bedroom Two

Wooden double-glazed window to rear elevation. Radiator.

### Bedroom Three

Wooden double-glazed window to rear elevation. Radiator.

### Bathroom

Wooden double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over.

### Outside

The front of the property is accessed via a small garden laid to lawn with established shrubbery. The rear garden area is mainly laid to lawn with an established blossom tree and patio area for entertaining. The rear gate leads to the single en-bloc garage with space in front.

### Location

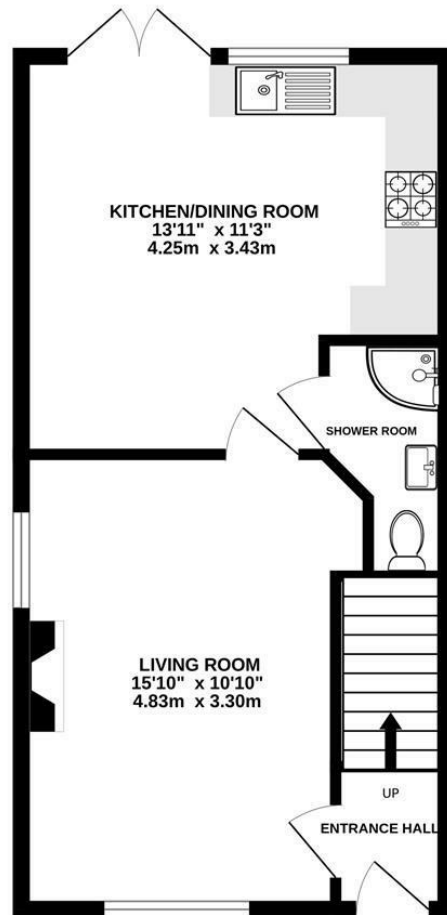
The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately two miles to junction 13 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway 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

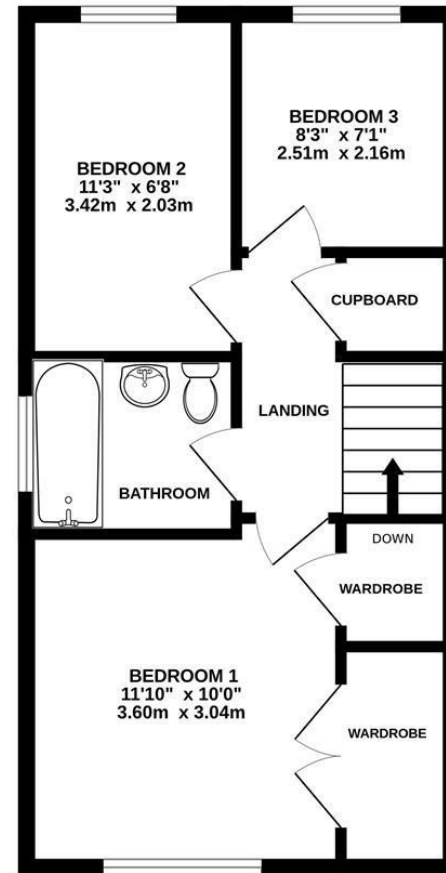
Tenure: The house is Freehold but the garage is Leasehold - it is a 999 years lease starting from 1st January 2001  
Annual service charge of approximately £242.40 paid to First Port - this is reviewed annually.  
Annual ground rent of approximately £10.00.  
Council tax band: C.  
Local authority and rates: Stroud District Council - £2,257.93 (2026/27).  
Electricity supply: mains.  
Water supply: mains.  
Sewerage: mains.  
Heating: gas central heating.  
Broadband speed: 16 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).  
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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
100-91	A		84
81-90	B		
62-80	C		
43-61	D	67	
25-42	E		
10-24	F		
1-9	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



