

TG

SALES & LETTINGS



Midland Road, Stonehouse Gloucestershire GL10 2DT

£255,000

- Two Double Bedrooms
- Driveway Parking For Multiple Vehicles
- Conservatory
- Modern Kitchen/Shower Room
- Utility And W.C.
- Fantastic Links To Amenities, Schools And Public Transport

The Property

****WELL-PRESENTED TWO-BEDROOM END TERRACE FAMILY HOME WITH MODERN KITCHEN AND OFF ROAD PARKING - IDEAL FIRST TIME BUY****

TG Sales welcome to the market a spacious two-bedroom end terrace property boasting private rear garden, conservatory and driveway parking for two vehicles. Located within close proximity to Stonehouse with fantastic links to local schools and amenities, this property would make an ideal first time buy or family home.

Ground floor accommodation briefly comprises of entrance porch, with a sizeable lounge/diner leading off from the hallway. Double doors from the living room lead out to a light-filled conservatory, providing a further space for relaxation/hosting.

There is a separate modern fitted kitchen that has been recently updated within the last few years, a separate utility room with space for fridge/freezer and washing machine and a W.C.

From both the utility and conservatory, patio doors lead you out to an enclosed rear garden enjoying privacy and greenery to the rear.

Upstairs are two double bedrooms, with the master boasting fitted wardrobes, along with a modern shower room with rainfall shower.

To the front of the property you will find driveway parking for multiple vehicles.

Viewing is highly encouraged to appreciate the condition of this fantastic home.



Situation

Stonehouse is a town in the Stroud District of Gloucestershire in the southwest of England.

The town centre is 2.5 miles east of the M5 motorway, junction 13. Stonehouse railway station has a regular train service to London. Stonehouse offers useful access to shops, primary and secondary schools, restaurants and other useful amenities.

Tenure Freehold

Local Authority Stroud

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A





Approximate total area⁽¹⁾

57.5 m²
619 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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