

TG

SALES & LETTINGS



Perth, Stonehouse Gloucestershire GL10 2PT

£299,950

- No Onward Chain
- Immaculately Presented Throughout
- Three Double Bedrooms
- Extended To The Rear
- Open Plan Living
- Garden Office With Power
- Off Road Parking
- Walking Distance To Stonehouse

The Property

****IMMACULATEDLY PRESENTED AND EXTENDED THREE-BEDROOM HOME IN STONEHOUSE - NO ONWARD CHAIN****

TG Sales are delighted to welcome to the market a thoughtfully-extended three double bedroom home in immaculate condition throughout and offered to the market with no onward chain. Situated nearby to local schools, amenities and public transport routes, this property would make an ideal first time buy or family home.

From the front door, a light and airy entrance hallway leads you through to the first of three double bedrooms along with an extended, open-plan kitchen/dining/living area, ideal for families and entertaining. The kitchen itself features a breakfast bar, providing additional seating and an ideal spot for casual dining, along with fitted gloss cupboards with built-in dishwasher and under-counter fridge.

The lounge then flows on through to a further dining area and W.C., with bifold doors opening out onto an enclosed low-maintenance rear garden.

The outdoor space is home to a handy garden office equipped with power, ideal for those working from home, which has been partially separated to provide further outside storage. There is gated access that runs along the back of the property and neighbouring houses.

Upstairs are two further double bedrooms, with a built-in cupboard to the master, along with a modern walk-in shower room.

Outside, the property offers off-road driveway parking and is within walking distance to local amenities, schools and public transport routes.

This home has been fantastically modernised throughout - viewing comes highly recommended to appreciate the condition of this wonderful property.



Situation

The property is situated just on the edge of Stonehouse town. Local facilities include a supermarket, restaurants, several banks, post office, primary and secondary schools. The town is close to the M5 motorway. Stonehouse railway station has a regular train service to London. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

Directions

SATNAV postcode GL10 2PT

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 B





Shower Room
2.60 x 1.57 m
8'6" x 5'1"



Approximate total area⁽¹⁾
56.3 m²
606 ft²

Approximate total area⁽¹⁾
26.9 m²
289 ft²

(1) Excluding balconies and terraces

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

GIRAFFEMO



Floor 1

(1) Excluding balconies and terraces

nce the RICS IPMS
asurements are
not to scale. This
ed for illustration
y.

IE360



Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire
GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.