

TG

SALES & LETTINGS



Perth, , Stonehouse
Gloucestershire GL10 2PT

£293,000

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

The Property

****IMMACULATELY 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





Approximate total area⁽¹⁾
56.3 m²
606 ft²

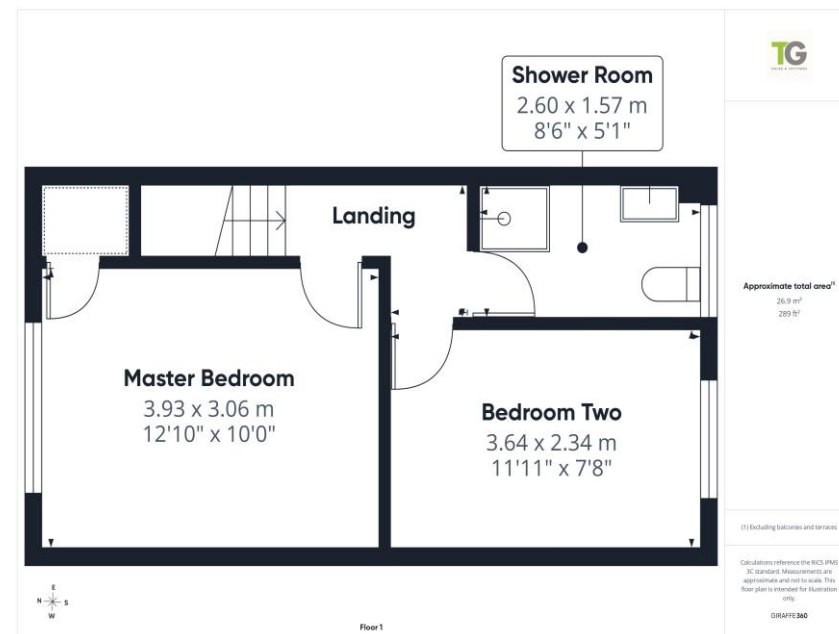
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



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.

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Floor 1

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

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