



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

4

GLOUCESTERSHIRE, GL10 2HZ

Offers over £234,950

Description

An immaculately presented two-bedroom mid-terrace, situated in a cul-de-sac location. Having allocated parking for one vehicle in close proximity to the property. It is understood from our vendors that there is a real community vibe within the cul-de-sac, which they have enjoyed as a family for over 35 years. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

On approach to the property, a central pathway leads up to the front entrance with lawn to the side, and a storm porch to the entrance. Internally, it is fair to say this property has a wealth of natural light and has been very well looked after. The entrance hall has doors leading to the dining kitchen, sitting room, and the garden. Within the hall a good-sized storage cupboard, stairs leading to the first floor, and a view directly out to the rear garden.

Fitted kitchen with large picture window to the front, a range of base and wall-mounted cabinets complemented by a great amount of worktop space. Having a range of appliances to include - double oven, hob, extractor, washing machine, fridge, and microwave. Complimented by space at ease for a four-seater dining table and chairs.

Sitting room, with a large picture window overlooking the south-facing garden, provides a lovely aspect to the room. A feature fireplace with a gas fire inset and space at ease for sofas and freestanding furniture.

On approach to the first floor landing, doors lead to both bedrooms, bathroom, and a separate WC. A good-sized storage cupboard on the landing with access to the loft.

Bedroom one is an impressive double room with two windows providing views to the rear garden, along with mature trees as a backdrop. A fitted wardrobe with space at ease for further furniture.

Bedroom two is equally a good-sized double room with a wealth of space for freestanding furniture. With views across the cul-de-sac and beyond.

Bathroom has an opaque window to the front, providing plenty of natural light, and comprises a panelled bath and a mounted sink. Directly next door a separate WC.

Access to the rear garden from the entrance hall leads directly out onto a paved sun terrace perfect for soaking up the sunshine and family gatherings, surrounded by a selection of mature shrubs with a dwarf wall creating a natural divide and pathway to the side. Opening up to a lawned garden with a wealth of planting. To the head of the garden a good-sized garden shed with a side gate providing pedestrian access at ease for any garden maintenance, complemented by mature trees as a backdrop to the garden. This is a very secluded garden.

This truly is a great home, offering natural light, ready to move in, and lovely views. Not forgetting ease of access to the station, and all the facilities on offer in Stonehouse, along with a short drive to the M5 North and South.

AGENTS NOTE

This home will be sold as seen with all furniture and appliances included. A few images have been enhanced with added accessories for presentation purposes only.

Stamp duty at £279,950

First time buyer £0, Moving home £2,199 Additional property £13,946

Rental Value approx £1100 PCM

- Two Bedroom spacious home with NO ONWARD CHAIN, cul-de-sac position
- Fitted dining kitchen, sitting room with views to the garden
- Well presented throughout with a wealth of natural light
- Bathroom in immaculate order with separate WC
- Allocated parking for one car close to the property, south facing garden
- Entrance hall with spacious storage cupboard & door leading to the garden
- Two lovely double bedrooms, both provide a wealth of space for free standing furniture
- Private rear garden offers good space with a rear access and well maintained





Location & Amenities

Stonehouse High Street has a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too. Stroud is located approx. 5 miles away.



Maidenhill Secondary school, Ofsted rated Good in May 2022, is in Stonehouse with primary schools such as Stonehouse Park infants and the newly opened primary school in Great Oldbury. Other schools nearby include private school with boarding, Wycliffe and grammar schools Stroud High School (girls) and Marling (boys).



Conveniently located with great access to the M5 North and South bound and transport links via train with stations in Stonehouse, Stroud and Cam & Dursley providing direct trains to London Paddington, Gloucester & Cheltenham. Perfect location for countryside walks along the Thames and Severn Canal Towpath just a short walk



Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band B and EPC rating C

Directions

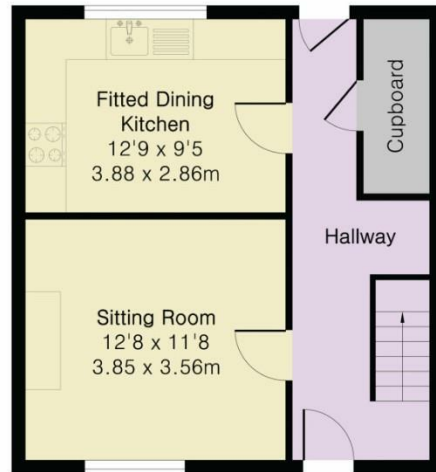
From Junction 13 of the M5 motorway follow the A419 Bristol road towards Stonehouse you will approach Horse Trough roundabout. Take the first exit onto Bath road B4008 as you drive into the town this becomes the High street in Stonehouse. Continue along the high street passing under the railway bridge taking your first turning on the right hand side into Meadow Road. Follow along Meadow Road until you have a turning on your right into Paddock Rise. Once turned immediately on your left you will see Starling Court. Where the property is located on the right hand side as denoted by our for sale board.



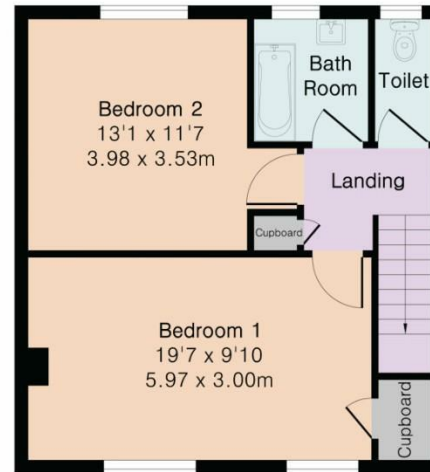
Approximate Gross Internal Area 840 sq ft - 78 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 420 sq ft – 39 sq m



Ground Floor




First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	80
		EU Directive 2002/91/EC	

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.