



33 Brisbane, Stonehouse, GL10 2PX  
£250,000

CHOSSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in a quiet cul-de-sac location on the outskirts of Stonehouse, this two-bedroom end-of-terrace home offers well-proportioned accommodation, a private rear garden, driveway parking and a single garage, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property is approached via a driveway providing two off-road parking spaces and access to the garage. Inside, the ground floor comprises a welcoming hallway with stairs to the first floor and access into a spacious living room, enjoying plenty of natural light. The living room flows through to the kitchen, which offers a range of units, workspace and a breakfast bar, with a door leading into a useful sunroom overlooking the rear garden. Completing the ground floor is a separate laundry/utility room, providing additional storage and practicality.

Upstairs, the first-floor landing gives access to two bedrooms, including a generous main bedroom and a well-sized second bedroom, ideal as a guest room, child's room or home office. The accommodation is completed by a family bathroom fitted with a modern suite.

Externally, the property benefits from a private, enclosed rear garden, featuring a paved patio area ideal for outdoor seating and entertaining, with steps leading up to a lawned section bordered by fencing for privacy. The end-of-terrace position provides a pleasant sense of space and seclusion.

Well positioned for local amenities, schools and transport links, this home offers comfortable living in a peaceful residential setting and is well worth an internal viewing to fully appreciate.

Agents Note.

Freehold

EPC Rating: TBC

Stroud District Council Band: B

Mains Gas, Electric and Water are believed to be connected.

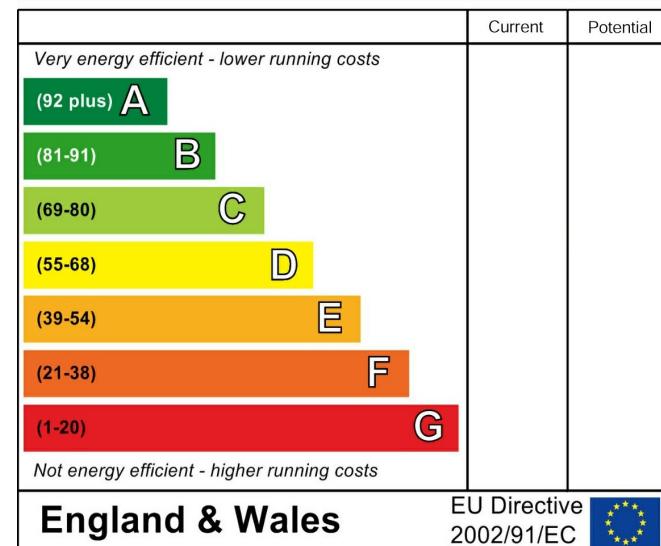
Fibre Broadband is available in the area

Rivers & Seas: Very low

Surface Water: Very low

- Two Bedroom End Of Terrace Home
- Popular Cul-De-Sac Position
- Garage And Driveway Providing Two Off Road Parking Spaces
- Private, Enclosed Rear Garden
- Two Generous Double Bedrooms
- Modern Bathroom Suite
- Air Con Unit
- EPC Rating: TBC
- Council Tax Band: B

## Energy Efficiency Rating





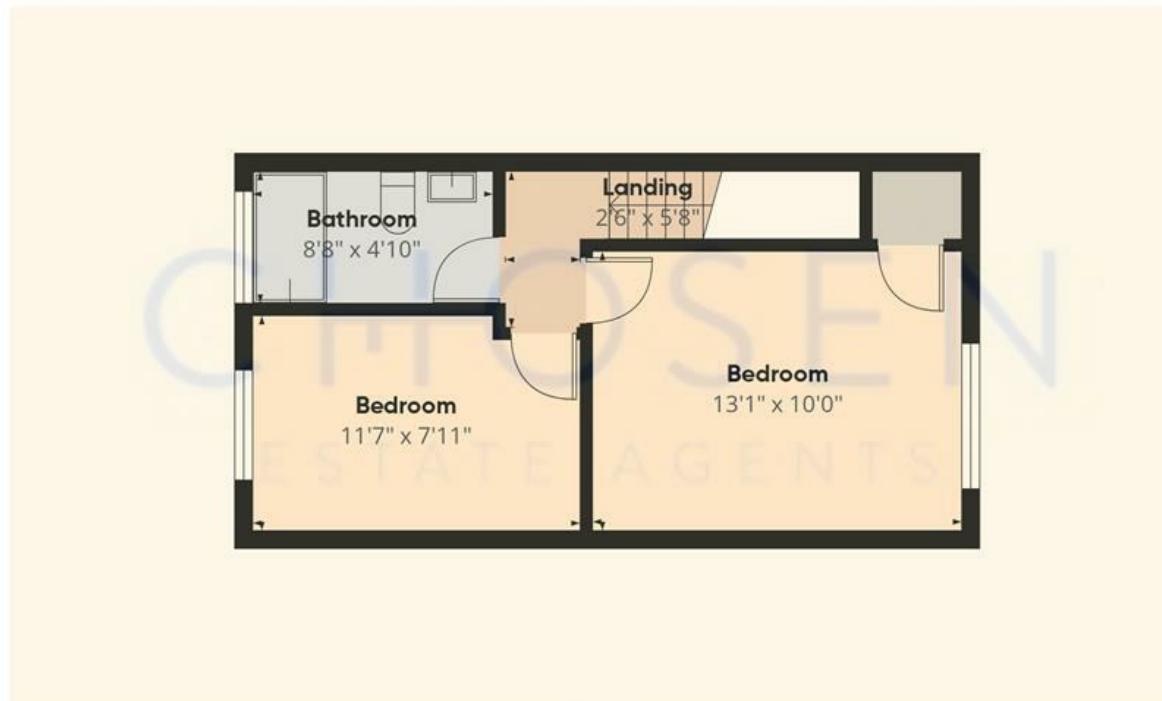


Approximate total area<sup>(1)</sup>

774 ft<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

