

VICTORIA DRIVE



*AJ* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

## 29 VICTORIA DRIVE EASTINGTON, STONEHOUSE, GL10 3AW

Offers over £319,950

### *Description*

A fantastic opportunity to live in this very well regarded village of Eastington. A completely modernised semi detached family home with a very large garden perfect for all the family to enjoy.

A car park on approach to the property with a short walk to the private garden via garden gate leads to a lawned frontage with access to the side to the rear garden and pathway up to the front entrance.

A new Wooden front door provide access internally a small lobby with stairs to the first floor, door leads into a very good sized sitting room with windows to the front and rear overlooking the gardens. A delightful log burner inset with a wooden mantle over, neutral carpets complete the room.

A new fitted kitchen with a range of base and wall mounted cabinets in white with wood effect work surfaces, complete with oven, hob, extractor and integrated fridge. Wood effect laminate flooring throughout the kitchen, complimented by a central island with stools providing seating for four. Views to the garden, a great pantry cupboard and a store cupboard housing and a new boiler. Door to side hall.

A side hall with access to the garden and door to a utility/boot room. Having a range of base units in gloss white and wood effect work surfaces with space and plumbing for appliances. A downstairs cloakroom with shower inset all new. Wood laminate flooring throughout.

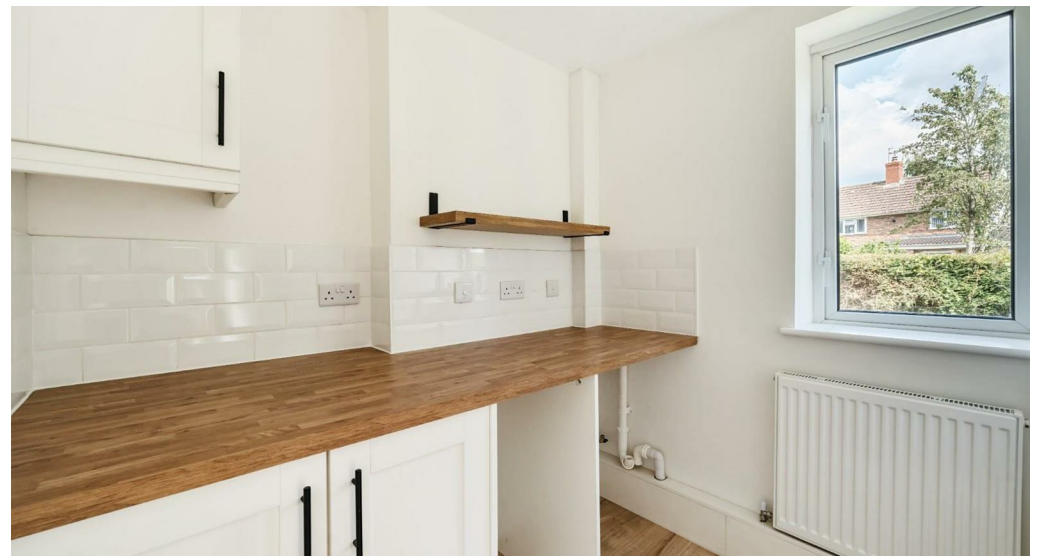
To the first floor a great window to the rear overlooks the garden. Three lovely double bedrooms all with a wealth of light and fitted wardrobes and new carpets. Bedroom two has a walk in wardrobe offering great space. Completed by a new bathroom suite with heated towel rail and shower over the bath, window to the rear, all nicely presented.

#### Outside

To the front, garden gate provides access with pathway to the entrance and to the side. To the side a garden shed sits to the side of the path and you open to a large rear garden all laid to lawn.

A lovely family home which you just need to bring your furniture and move in.

- Village setting, newly modernised throughout this three bedroom home
- New fitted kitchen complete with island/eating area and appliances
- Sitting room with a log burner inset and garden views to the front & rear
- Newly completed family bathroom, new flooring throughout & NO ONWARD CHAIN
- Large garden perfect for a family, parking in near car park a short walk from the house
- Downstairs shower room/ Utility/boot room with space for washing machine
- Three double bedrooms all with built in wardrobes and natural light
- A great home for a family to move in and a great garden for all to enjoy





## Location & Amenities

Eastington is a thriving community, well served by village shops including family owned and managed long established Broomhalls butchers, a post office, a good English pub The Old Badger Inn, with fine dining at Kings Head House. The Eastington Farm Shop, newly featured and ethically minded, has café facilities and supports local farmers' fresh produce and artisan products.

Eastington is highly desirable due to its superb location nestling between rolling Cotswold vistas, winding River Severn and redevelopment of Stroudwater canals. These and the River Frome provide a wealth of nature and historic interest with its many sites and walks to be explored.

Easy travel links. Junction 13 of the M5 is just one mile away. Stonehouse Railway station approx. (3 miles) has direct train links to London (Paddington). Cam railway station approx. (5 miles) has a direct line to Bristol (Parkway).

## 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

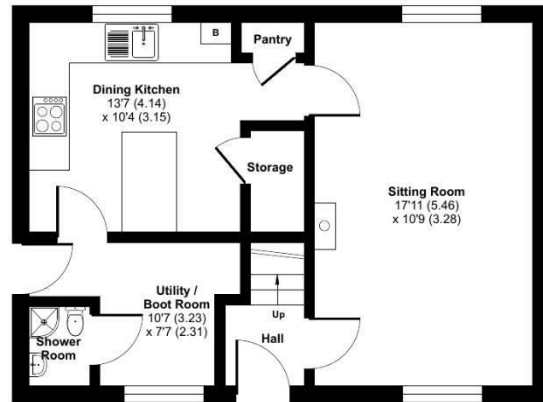
From Junction 13, continue towards Stonehouse to the roundabout. Take the fourth exit into the village of Eastington. Continue along Spring Hill and turn right onto Victoria Drive, opposite The Old Badger Inn. Follow the road until you see a cul-de-sac on the left. The property is in the right hand corner as denoted by our for sale board.



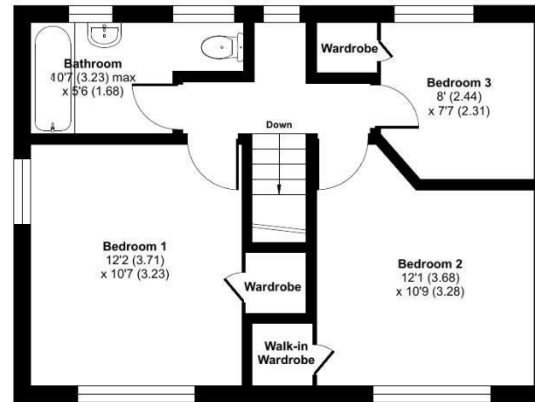
## Victoria Drive, Eastington, Stonehouse, GL10

Approximate Area = 890 sq ft / 82.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 999980

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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