



Pike Lock Lane, Eastington GL10 3RT
Price Guide £450,000



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• Detached house • Versatile accommodation • Large plot of approximately 0.44 acre • Parking for several vehicles • Close to local amenities • Sought after village location • Chain free • Freehold • Council tax band D (£2,252.75) • EPC rating E53



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Hall

uPVC door to hall and two uPVC double-glazed windows to front elevation. Window to kitchen. Access to living room and hallway. Stairs rising to first floor. Radiator.

Living Room

uPVC double-glazed window to front elevation. Feature fireplace. Radiator.

Kitchen

uPVC double-glazed window to rear elevation and window to hall. Range of wall and base units and stainless steel one and a half bowl sink with drainer and mixer tap. Space for oven and fridge/freezer. Access to utility room. Radiator.

Utility Room

Wooden stable door to garden and single-glazed window to rear elevation. Units with space for washing machine. Boiler.

Cloakroom

Single-glazed window to rear elevation. Low-level WC and wash hand basin.

Bedroom One

uPVC double-glazed window to front elevation. Storage cupboard. Access to eaves storage. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bedroom Three/Dining Room

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Four

Wooden Velux window. Unit with wash hand basin. Access to eaves storage.

Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin, corner shower cubicle and heated towel rail.

Outside

The property is set in a large plot of 0.44 acres with tree and shrub borders. There is off-road parking for several vehicles.

Location

The property is situated in the popular village of Eastington. It is positioned West of Stonehouse town and is extremely convenient for Junction 13 of the M5 motorway, the A38 and the A419 roads. There are useful facilities within Eastington such as a Community Centre, Village Hall, Co-op, post office, The Old Badger pub and The Lazy Goose café. The property is located within the catchment area for Eastington Primary School with further schools just a short drive away. For further amenities and facilities, Stonehouse town is close by and provides a train Station which has a mainline to London Paddington.

Material Information

Tenure: Freehold.

Council tax band: D

Local authority and rates: Stroud District Council - £2,252.75 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: septic tank.

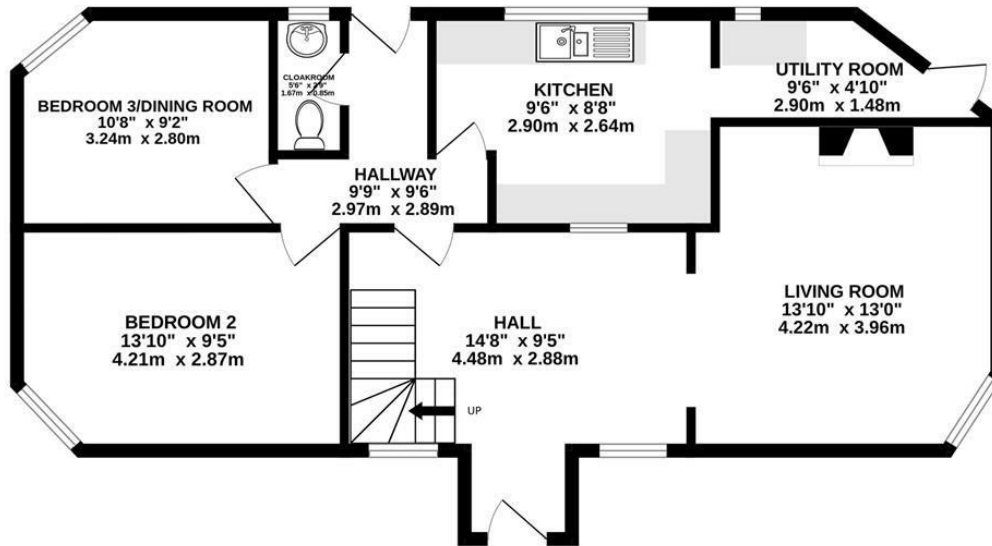
Heating: gas central heating.

Broadband speed: 7 Mbps (basic), 80 Mbps (superfast) and 940 Mbps (ultrafast)

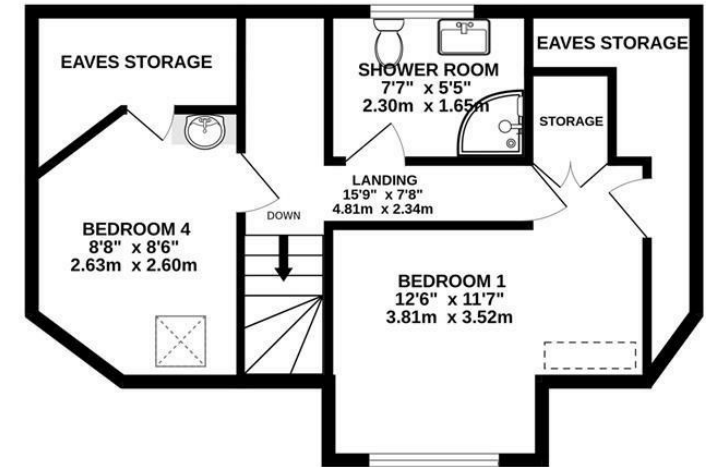
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

