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**Broadfield Road, Eastington, Stonehouse | Asking Price £310,000
Call us today on 01453 764912**



Energy rating and score

This property's energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Situated in the popular village of Eastington, Hunters Estate Agents are delighted to offer this well-presented three-bedroom end-terrace family home offers a large single garage and off-road parking, all within walking distance of local amenities and nearby countryside walks. The accommodation briefly comprises an entrance hall, a bright and comfortable sitting room, and a kitchen/dining room overlooking the rear garden. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, a large single garage, and off-street parking. Further features include gas central heating and UPVC double glazing throughout. Conveniently located for local schools, shops, and commuter links, this property would make an ideal first-time purchase, family home, or investment opportunity.

SITUATION

Eastington is a thriving village which benefits from a Co-operative store, primary school, public house, the village hall. Eastington is easily accessible to junction 13 M5 and Stonehouse which has comprehensive shopping and leisure amenities as well as a main line railway link to London Paddington, Cheltenham and Gloucester. Meanwhile a good range of educational needs are satisfied with secondary education available in nearby Stonehouse. The Marling Grammar School for boys and the Stroud High School for girls are both found in Stroud while Wycliffe College offers private education and is found in Stonehouse.

ENTRANCE HALL

UPVC double glazed entrance door, radiator and stairs to first floor.

SITTING ROOM

14'6 x 14
UPVC double glazed window to front, radiator and phone point.

KITCHEN/DINING ROOM

17'1 x 10'2
Good range of wall, floor & drawer kitchen units, rolltop work surfaces, sink with mixer tap, built-in oven, gas hob & microwave, space for washing machine, fridge & slimline dishwasher, extractor fan, splashback tiling, vinyl flooring, understairs cupboard, radiator and UPVC double glazed windows & french doors to rear.

FIRST FLOOR LANDING

UPVC double glazed window to side, radiator, storage cupboard and access to loft space. The loft is accessed via pulldown ladder and is part-boarded, insulated, has power & lighting and has a Vaillant combination boiler (installed 2023 & has 8 year warranty remaining).

BEDROOM ONE

10'10 x 10'1
UPVC double glazed window to front with distant views, radiator and built-in wardrobe.

BEDROOM TWO

12'2 x 9'3
UPVC double glazed window to rear, radiator and fitted wardrobes.

BEDROOM THREE

7'7 x 7'1
UPVC double glazed window to front with distant views and a radiator.

BATHROOM

6'8 x 5'5
Recently renovated bathroom suite comprises of Duravit Close coupled WC with Hygiene Glaze, Fitted furniture with sit on vanity basin, Hansgrohe mixer tap & thermostatic shower, corain worktops, splash back & window cill, Bette enamelled steel bath with anti slip base, Karndean LVT flooring, LED Heated mirror with shaver point and a Stainless Steel Towel Rail.

EXTERIOR

The rear garden is mainly laid to patio and lawn. Further benefits include fence/brick borders, gated side access, outside hot & cold water tap, raised bedding areas and a UPVC door into garage.

The front has a storm porch and electrics ready to install a EV charger.

GARAGE

15'9" x 13'10"
Larger than average single garage with up & over garage door, UPVC door to rear garden, UPVC double glazed window, power and lighting.

OFF-STREET PARKING

Two parking spaces can be found at the front and an additional parking spot can be found next to the garage at the rear.

COUNCIL TAX BAND

The council tax band is B.

TENURE

Freehold

AGENT NOTES

Please note that the owners have found a property they wish to purchase which would be end of chain.

AML

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

SOCIAL MEDIA

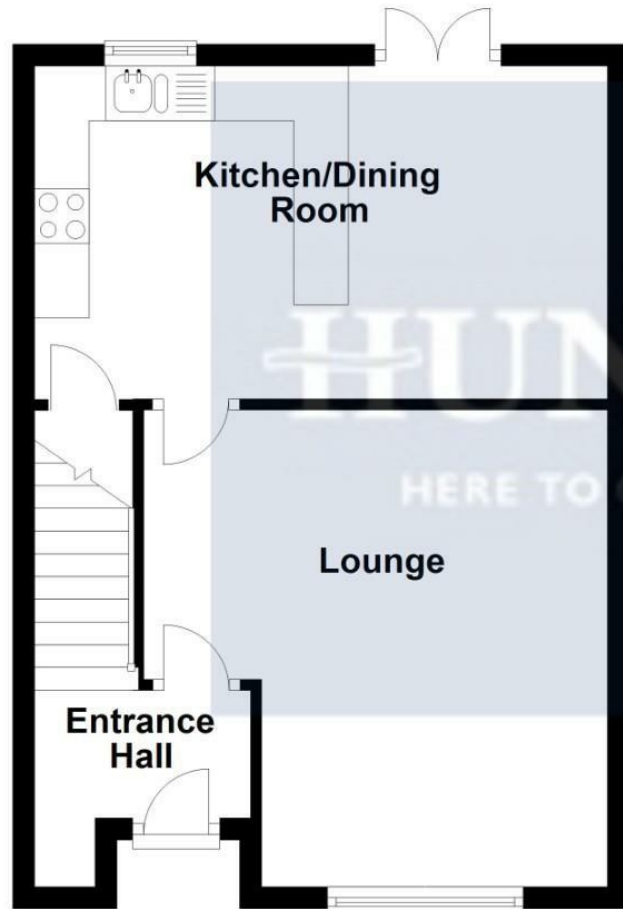
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / stroud@hunters.com and book your free, no-obligation valuation and experience the difference for yourself.

Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.8 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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