ESTATE AGENTS
OF
GLOUCESTERSHIRE

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STONEHOUSE, GL10 3BL

Guide price £235,000

- Modern two-bedroom mid-terrace home in the popular village of Eastington
- Fitted kitchen with scope for modernisation
- Bedroom one with fitted wardrobes, bedroom two, ideal as a guest room or home office
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- Sunny, low-maintenance enclosed rear garden
- Excellent first-time purchase or ideal buy-to-let investment
- Spacious sitting/dining room with patio doors to the garden
- Three piece bathroom and useful airing cupboard
- Private parking space, cul-de-sac location
- Ease motorway access, convenient links to Stonehouse town centre & railway station

Description

Tucked away at the end of a quiet cul-de-sac, this modern two-bedroom mid-terrace home enjoys a pleasant position close to open countryside.

A tiled entrance hall welcomes you into the property, with doors leading to the fitted kitchen and sitting/dining room.

Positioned at the front of the home, the kitchen is fitted with a range of wood-finish wall and base cabinets, complemented by dark work surfaces and tiled splashbacks. There is an integral single oven with a hob, together with space for additional freestanding appliances. Although the kitchen would now benefit from some modernisation, it provides a practical layout with a good amount of cupboard storage and preparation space.

To the rear lies the particularly spacious sitting/dining room, offering plenty of flexibility for both comfortable seating and a full-sized dining table. The generous proportions make this an inviting and sociable room, equally suited to relaxed evenings or entertaining family and friends. Patio doors draw in plenty of natural light and open directly onto the garden, creating an easy connection between the indoor and outdoor spaces during the warmer months.

On the first floor, bedroom one is a generous double room with fitted wardrobes providing useful storage and a pleasant outlook over the rear garden. Bedroom two is a well-proportioned room overlooking the front of the property and would work equally well as a child's bedroom, guest room or home office. Further practical storage is provided by the airing cupboard, while the bathroom, fitted with a bath with shower over, vanity wash hand basin and low-level WC, completes the first-floor accommodation.

The property is approached along a pathway, with a lawned front garden positioned to one side. To the rear, the enclosed garden has been designed with ease of maintenance in mind, featuring a paved terrace and an area of artificial lawn. Its sunny aspect provides an inviting setting for al fresco dining, entertaining and relaxed summer evenings. A rear gate leads to the property's private parking space.

The property would now benefit from a programme of cosmetic updating, including modernisation of the kitchen and bathroom, and carpets. This presents an excellent opportunity for a purchaser to personalise the accommodation to their own taste while adding value, making it an ideal first home or appealing rental investment.

AGENTS NOTE
Some photographs have been digitally enhanced using AI for presentation purposes, including minor decorative styling and the removal of personal or household items. No structural alterations have been made. Images are for illustrative purposes only, and purchasers should rely upon their own inspection of the property.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Location & Amenities

Eastington offers rural village life with excellent communications with major routes leading to Stonehouse, Stroud and Gloucester. It is well served with village shops, including family butchers, Co-op and post office, and public house The Badger, and The Lazy Goose is a smart coffee/guest house, well loved by the residents; a lovely place to meet up with friends and family. There is a well supported Community Centre, and 8 acre playing field, including skate park, and cricket team.

Education: Eastington Primary School consistently achieves well above national averages across the board. There is a range of Grammar and state schools within a 5 mile radius (approx.).

Travel Links: Junction 13 of the M5 is just one mile away and the A38 and A419 enable access to local amenities of Stonehouse, Stroud, Dursley, Gloucester and Cheltenham.
Stonehouse Rail Station (approx. 3 miles) has direct services to Birmingham (New Street) and London (Paddington) with Cam railway station (approx. 5 miles) providing direct services to Bristol (Parkway). The area is also served by local buses.

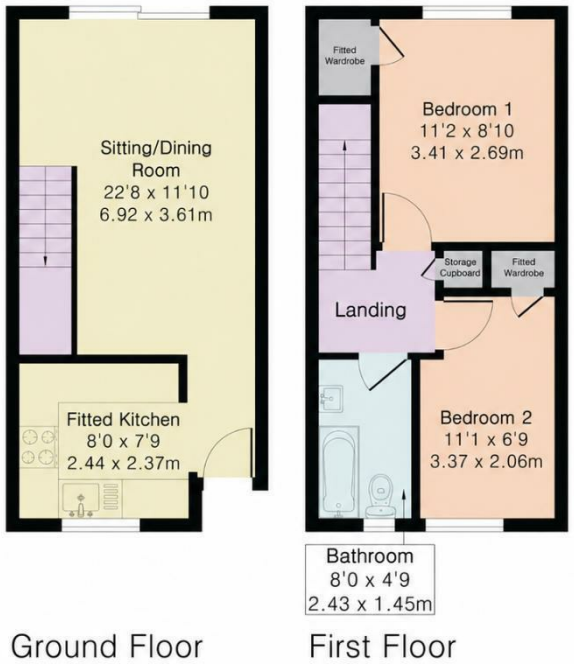
Useful Information

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

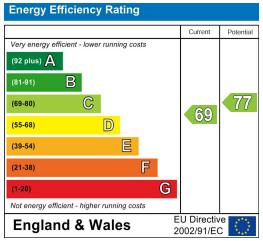
From Junction 13 of the M5 continue to the roundabout, petrol station on your left. Take the fourth exit towards Eastington. Follow this road into the village, you will see The Old Badger Inn on your left and immediately opposite a turning to Victoria Drive. Follow the road which becomes Broadfield Road and follow towards the head of the cul-de-sac where the property is located on the left hand side as denoted by our for sale board.///shredding.thankful.mattress

Approximate Gross Internal Area 586 sq ft - 55 sq m
Ground Floor Area 290 sq ft – 27 sq m
First Floor Area 296 sq ft – 28 sq m



PINKPLAN

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.



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

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