



11 Blunts Hay, Eastleach, Gloucestershire, GL7 3NJ

Asking Price £320,000

- Three bed semi-detached
- Two receptions and conservatory
- Parking for two cars
- Southerly facing corner plot with countryside views
- Kitchen and utility
- Newly decorated and carpeted
- Good sized gardens

11 Blunts Hay, Eastleach, Gloucestershire, GL7 3NJ

A three bed semi-detached house to be found in Eastleach, situated within easy reach of Lechlade, Fairford and Burford in an area of outstanding natural beauty with an abundance of country walks on the doorstep. Found on a corner plot and boasting southerly views to the rear, the main accommodation offers an entrance hall, sitting room, dining room, kitchen, utility, conservatory, three bedrooms, shower room and a separate WC. Outside are gardens and parking for two cars. The property has been newly decorated, carpeted throughout and is available with no onward chain.

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



ENTRANCE HALL

Entrance door with obscure glazed fanlight. Staircase to first floor. Radiator.

SITTING ROOM

11'0" x 10'0"

Window to rear. Reconstituted stone functional fireplace. Radiator. Television point.

KITCHEN/DINING ROOM

16'5" x 10'3"

Windows to front and rear. Radiator. Telephone point. Built in cupboard housing a Grant boiler for domestic hot water and central heating. Telephone and Gigaclear internet point. Archway to kitchen, measuring 10'1" x 4'10". Window to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap. Granite worksurfaces with cupboard below. Further fitted wall and base units. Tiled splashbacks and flooring. Hotpoint cooker with extractor fan above. Integrated Technik fridge freezer.

UTILITY

5'0" x 4'10"

Rolled edge worksurface and shelving. Indesit washing machine. Bosch tumble dryer.

CONSERVATORY

16'2" x 6'4"

Of uPVC construction with doors to the side and rear. Tiled flooring. Built -in cupboard.

LANDING

Window to front. Roof access. Built in airing cupboard. Radiator.

BEDROOM ONE

11'4" x 10'2"

Window to rear. Radiator. Built in wardrobe.

BEDROOM TWO

11'8" x 10'3"

Window to rear. Built in wardrobe. Radiator.

BEDROOM THREE

10'3" x 8'0"

Window to front. Radiator. Bulk head shelf. Built in cupboard.

SHOWER ROOM

8'1" x 5'10"

Obscure glazed window to side. Fully tiled walls and flooring. Walk in shower cubicle. Pedestal wash basin. Ladder radiator.

SEPARATE WC

Obscure glazed window to front. Low level WC.

OUTSIDE

The front garden is laid to lawn with borders. Concrete pathway to entrance. The rear garden is southerly facing enclosed by timber fencing. Side pedestrian gate. Laid to lawn, patio, gravel base and timber decking. Double bunded plastic oil tank. Outside tap.

AGENTS' NOTE

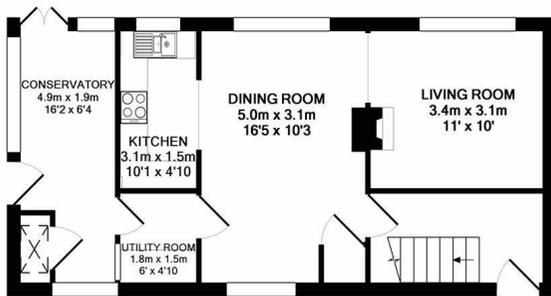
There is a gravelled area to the side of the property that is currently outside the fence line that belongs to the property and is used for occasional additional parking. We understand that the fence can be moved out to encompass this area into the back garden.

PARKING

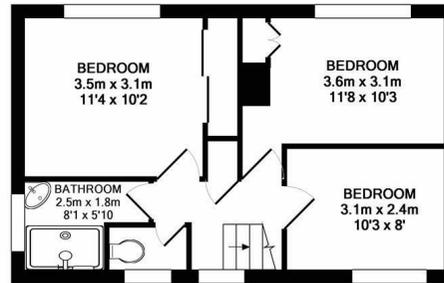
There are two top to tail parking spaces to the rear.

EASTLEACH

Set within an Area of Outstanding Natural Beauty, Eastleach is one of the most sought after and picturesque villages in the Cotswolds, with a choice of many wonderful country walks on its doorstep. The local community enjoys the use of a well equipped village hall, children's playground, playing fields and an award-winning Public House. While Eastleach is unaffected by busy main roads, it is only a short drive from the excellent amenities of Burford, Lechlade and Fairford for local shopping and schools.



GROUND FLOOR
APPROX. FLOOR
AREA 47.7 SQ.M.
(514 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.3 SQ.M.
(413 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.1 SQ.M. (926 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

From Fairford, proceed to Southrop and then onto Eastleach. As you enter the village you come to a T junction with the Victoria pub up on the bank opposite. Turn left then first right. Blunts Hay is the first turn on the left. WHAT THREE WORDS: multiply.rationed.enchanted

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	