



**HUNTERS®**  
HERE TO GET *you* THERE

Bath Road, Eastington, Stonehouse | Guide Price £360,000  
Call us today on 01453 764912





## Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 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.

**\*\* NO CHAIN \*\*** Hunters Estate Agents are delighted to offer this 3 bedroom semi-detached period cottage with south-west facing rear garden. The cottage comprises of an entrance hall, kitchen/breakfast room, dining room, sitting room, study and conservatory to the ground floor. The first floor has three bedrooms and the family bathroom. Further benefits include a long south-west facing rear garden, off-street parking, gas central heating and double glazing.

#### SITUATION

Bath Road is found close to the centre of Eastington which benefits from a thriving village Co-operative store, primary school, two public houses, a butcher, 2 hair salons and 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.

#### KITCHEN/BREAKFAST ROOM

14'11" x 13'4"

Maximum dimensions overall. Good range of wall, floor & drawer kitchen units, roll-top work surfaces, stainless steel sink with mixer tap, space for washing machine, dishwasher & fridge, cooker, extractor fan, splash back tiling, tiled floor, UPVC double glazed window & door to rear and space for table & chairs.

#### DINING ROOM

12'4" x 8'6"

Maximum dimensions overall. UPVC double glazed window to side, radiator and smoke alarm.

#### STUDY

9'7" x 7'4"

UPVC double glazed window to rear, radiator, phone point and smoke alarm.

#### CONSERVATORY

8'9" x 8'8"

UPVC double glazed windows & door to rear and a ceiling fan.

#### SITTING ROOM

15'10" x 10'5"

UPVC double glazed windows to front, radiator, stairs to first floor and a log burner.

#### FIRST FLOOR LANDING

Access to loft space.

#### BEDROOM ONE

12'3" x 10'7"

UPVC double glazed window to front, radiator, phone point, built-in wardrobes and cupboard containing wall-mounted combination boiler.

#### BEDROOM TWO

11'8" x 8'7"

Maximum dimensions overall. UPVC double glazed window to rear and a radiator.

#### BEDROOM THREE

7'2" x 5'4"

UPVC double glazed window to side and a radiator.

#### BATHROOM

Low level WC, pedestal wash basin, panelled bath, Triton electric shower, splash back tiling and a UPVC double glazed window to rear.

#### EXTERIOR

The property benefits from a long south-west facing rear garden which is mainly laid to lawn. Further benefits include patio areas, various bedding areas

with mature planting, chicken-coop, area, gated side access, fence/hedge borders, sheds, greenhouse, outside tap, pond, apple trees, water butt and compost area/bins.

#### OFF-STREET PARKING

Parking at the front for 2 vehicles.

#### COUNCIL TAX BAND

The Council Tax Band C

#### TENURE

Freehold

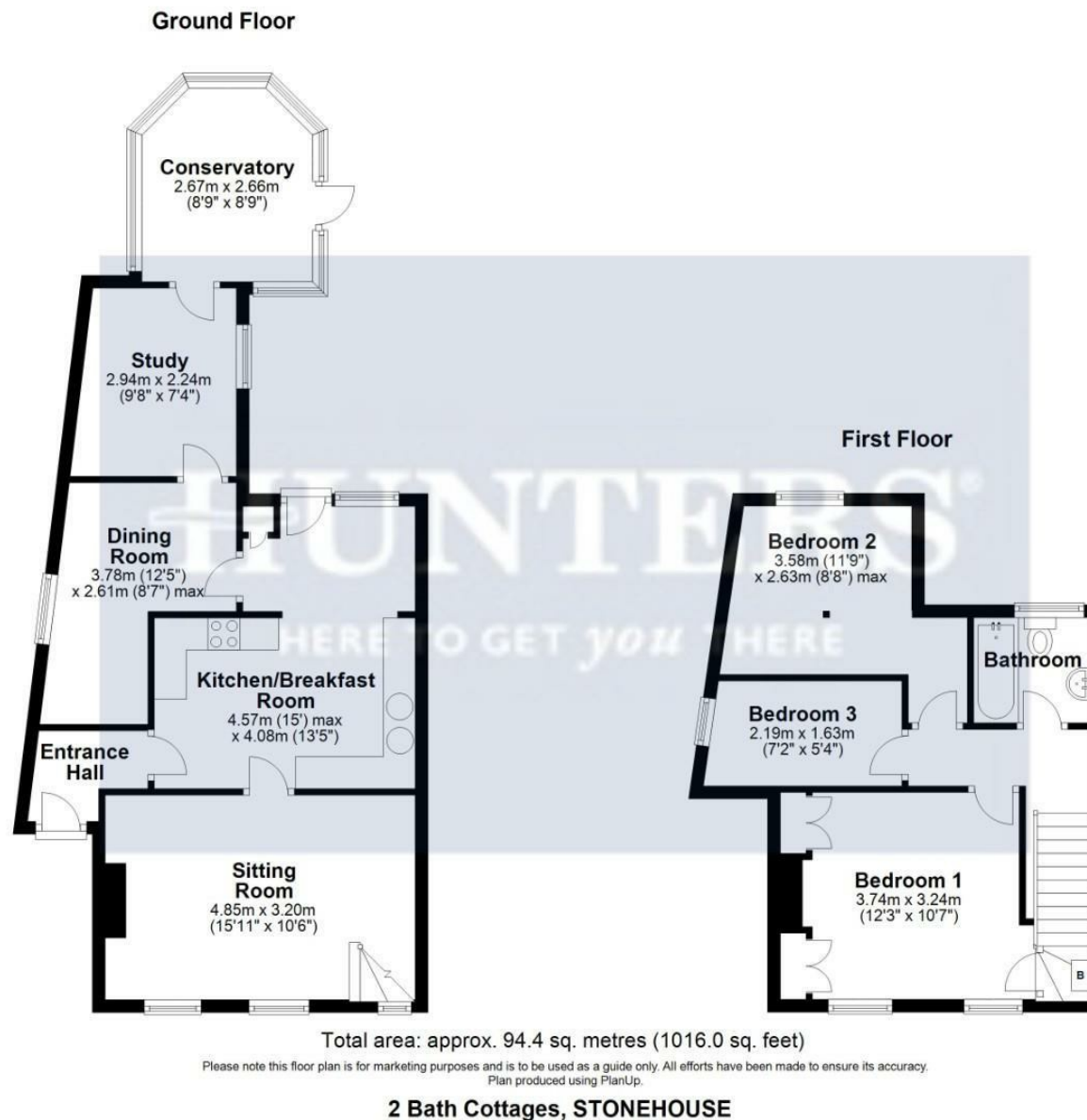
#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

#### SOCIAL MEDIA

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





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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