



**Bradestones Way, Eastington GL10 3FD**  
**£330,000**



## Bradestones Way, Eastington GL10 3FD

• Semi-detached Town House • Three bedrooms • Well-presented throughout • Kitchen/diner/family room with access to the garden • Living room with Juliet balcony overlooking fields • Enclosed and low-maintenance garden • Single garage with power and light and one parking space in front • Freehold • Council tax band C (£2,133.93) • EPC rating TBC



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

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www.naylorpowell.com

**£330,000**

### Entrance Hall

Composite door to entrance hall. Access to kitchen/diner/family room, cloakroom, utility room and stairs rising to the first floor. Radiator.

### Living Room

uPVC double-glazed Juliet balcony and uPVC double-glazed window either side to rear elevation. Radiator.

### Kitchen/Diner/Family Room

uPVC double-glazed French doors to garden and uPVC double-glazed window either side to rear elevation. Range of wall and base units with appliances to include ceramic sink with mixer tap and drainer, four ring gas hob, oven, integrated dishwasher and integrated under-counter fridge. Storage cupboard. Radiator.

### Utility Room

uPVC double-glazed window to front elevation. Wall and base units with sink, space for washing machine and further appliance such as fridge/freezer. Radiator.

### Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Heated towel rail.

### Bedroom One

uPVC double-glazed window to rear elevation. Access to en-suite shower room. Radiator.

### En-Suite Shower Room

Low-level WC, wash hand basin and shower. Heated towel rail.

### Bedroom Two

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

### Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

### Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

### Outside

The property has driveway parking for one vehicle in front of the garage. The garage is single in size and offers power and light, it also has access from the garden. The garden is low maintenance, it is mostly laid to Astroturf with a decking area, ideal for seating. There is also a small shed in the corner.

### 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: C.

Local authority and rates: Stroud District Council - £2,133.93 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

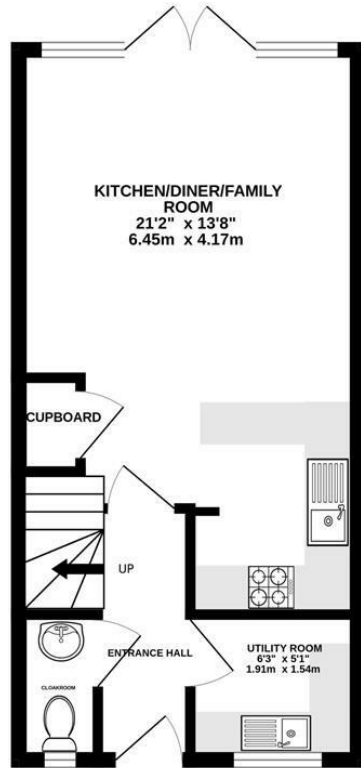
Heating: gas central heating.

Broadband speed: 4 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

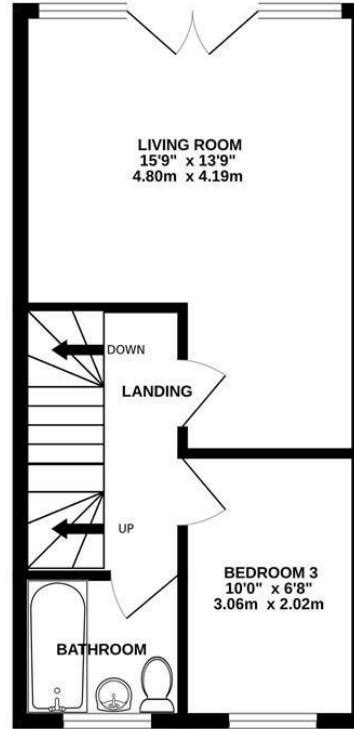
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



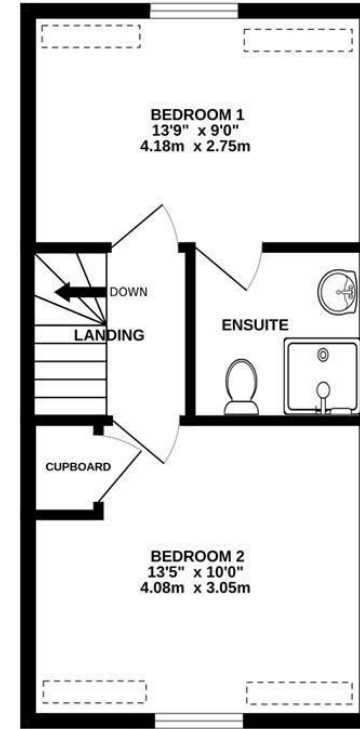
GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



