

2 Lea Court Bath Road, Stonehouse GL10 3BW

£259,950

naylor powell

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• Two bedrooms • Mid-terrace house • Open plan kitchen/living room/diner • Modernised throughout • Enclosed rear garden • Garden bar • Single garage and off-road parking for one vehicle • Freehold • Council tax band B (£1,867.19) • EPC rating C75

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

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Accommodation

The ground floor offers beautifully presented and contemporary accommodation, with a stylish fitted kitchen featuring a range of wall and base units, complimentary work surfaces, integrated oven, hob and extractor, together with a central breakfast bar providing additional seating. The kitchen opens into a spacious dining and seating area, creating a wonderful open-plan space for both everyday living and entertaining, with French doors providing access to the rear garden and allowing plenty of natural light. In addition, there is a living area, tastefully decorated and offering a comfortable space to relax.

The first floor offers two well-proportioned bedrooms, comprising a double and a generous single room, currently arranged as a home office, providing flexibility for a variety of needs. The principal bedroom benefits from ample space for bedroom furniture, while the additional bedroom offers a comfortable and versatile space. Completing the accommodation is a modern family bathroom, fitted with a panelled bath with overhead shower and glass screen, wash hand basin and WC, complimented by contemporary tiling and a frosted window providing natural light.

Outside

The property benefits from an attractive frontage, featuring traditional Cotswold stone elevations, a neatly presented entrance and established planting. To the rear, there is an enclosed garden providing a combination of lawn and gravelled seating areas, with raised planted borders and timber fencing offering a good degree of privacy. A particular feature is the bespoke timber-built bar, creating a fantastic space for entertaining and socialising. The property also benefits from a single garage and additional driveway parking for one vehicle.

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.

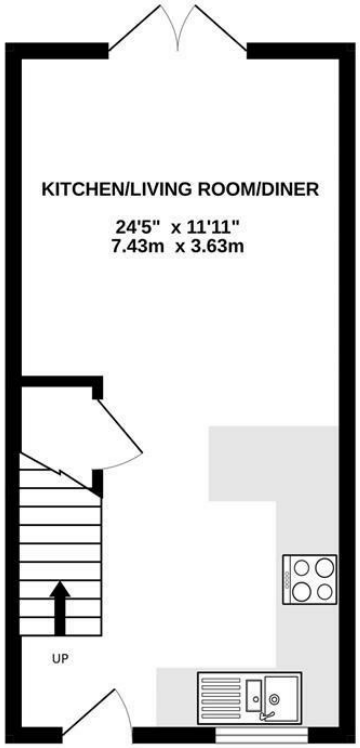
Material Information

Tenure: Freehold.
Council tax band: B.
Local authority and rates: Stroud District Council - £1,867.19 (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, Three, O2 and Vodafone.

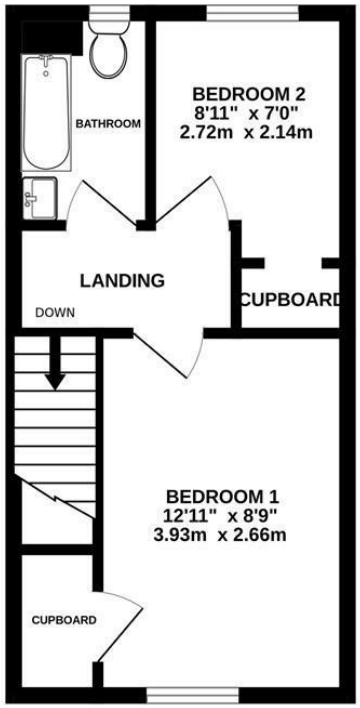




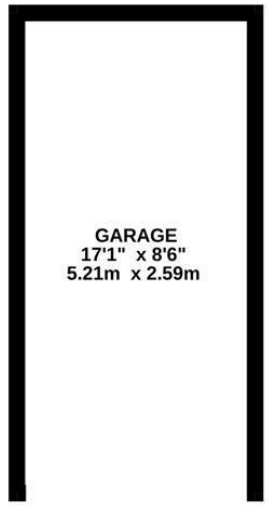
GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



2ND FLOOR
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.0 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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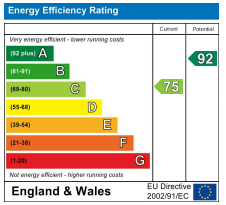
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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GRETNA GREEN




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