



43 Swallowcroft, Stonehouse GL10 3BH
£315,000



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• Two double bedroom semi-detached bungalow • Driveway providing ample off road parking and garage • Large rear garden along with smaller front garden • Living room, dining room and kitchen • In need of modernisation throughout • No onward chain • EPC rating: D60 • Tax Band C: £1,809.79 per annum

£315,000

Accommodation

Through the front door and into the entrance hall where you are provided access to the entire accommodation. The two double bedrooms are to your left and right respectively, both benefitting from double glazed windows to front aspect. Bedroom one also offers built in wardrobes spanning the width of the room. The spacious living room is the next door on your left, boasting views of the rear garden. The kitchen offers a range of wall and base units, integrated cooker with gas hob, sink, space for fridge, freezer and washing machine, along with door to rear porch, and the garden. The bathroom comprises bath, low level WC and wash hand basin. Finally, you come to the sizeable dining room with dual aspect windows to side and rear aspect. This room could easily be utilised as a third bedroom, or home office.

Outside

To the front of the property you have the driveway providing multiple off road parking spaces, and the single garage. There is also a front garden mainly laid to lawn with plant and shrub borders. The large, enclosed rear garden is again mainly laid to lawn, with some further plant borders.

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, a butchers, hairdressers, two traditional pubs called The Old Badger and The Kings Head House. The property is located within the catchment area for Eastington Primary School which has an Outstanding Ofsted report. For further amenities and facilities, Stonehouse town is approximately 3.3 miles providing a train Station which has a mainline to London Paddington.

Tenure, Services and Local Authority

Freehold.

All mains are believed to be connected to the property.
Stroud District Council: Tax Band C - £1,809.79 (2022/2023)

Directions

From our office in Stonehouse, turn right and continue along the Bath Road until you reach the Horse Trough roundabout. At the roundabout, take the third exit onto the Bristol Road and then go over two roundabouts. At the third roundabout, take the first exit onto Spring Hill. Follow the road and up the hill until the next roundabout and take the first turning left onto the Bath Road. Then take the first left into Swallowcroft and follow the road up where you will find your property on your left hand side.



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

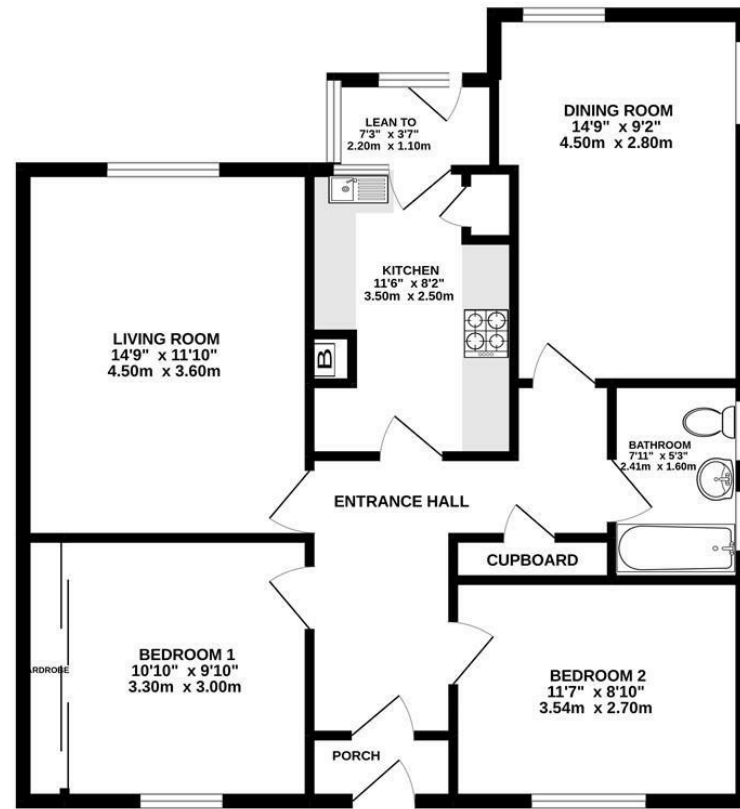
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GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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