



Bradestones Way, Stonehouse GL10 3FD
£265,000



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- Versatile accommodation
- Village location
- Juliette balcony
- Spacious rooms
- Ample storage
- EPC C78



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

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www.naylorpowell.com

£265,000

Accommodation

As you enter the property, you are greeted with an abundance of space. To the left-hand side, there is a useful utility room that offers counter space and plumbing for a washing machine. To the right-hand side, there is a cloak room. The ground floor accommodation opens into a spacious, open plan living, kitchen, dining area. The kitchen comprises matching wall and base units, with space for an oven and under counter fridge freezer. The room further benefits from a breakfast bar, that leads nicely into the living and dining area, which boasts French doors leading to the garden and ample storage. On the first floor, there is a spacious living room, which is filled with natural light due to the French doors that open over the Juliette balcony. The third bedroom can also be found on the first floor, which is serviced by the family bathroom. The bathroom comprises bath, WC, and sink, with a window to the front elevation. The second floor boasts the second bedroom, that is a generous double, with a window to the front elevation and a storage cupboard. The master bedroom offers a window to the rear elevation, and benefits from an en-suite that comprises shower, WC, and sink.

Outside

To the front of the property there is a small area of artificial lawn, with a path leading to the property and neatly trimmed hedges either side. To the rear of the property, there is a low maintenance garden that has a spacious

area of patio, perfect for alfresco dining, and an area of artificial lawn. There is a path leading to the garage, that benefits from power, lighting and a parking space in front.

Location

The property is situated in the village of Eastington, which lies four miles West of Stroud and nine miles South of Gloucester. Junction 13 of the M5 motorway is nearby as well as the A38 and the A419 roads. Facilities in Eastington include a Community Centre, Village Hall, Co-op, post office, a butchers, hairdressers, and two traditional pubs. The property is located within the catchment area for Eastington Primary School which has an Outstanding Ofsted report.

Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

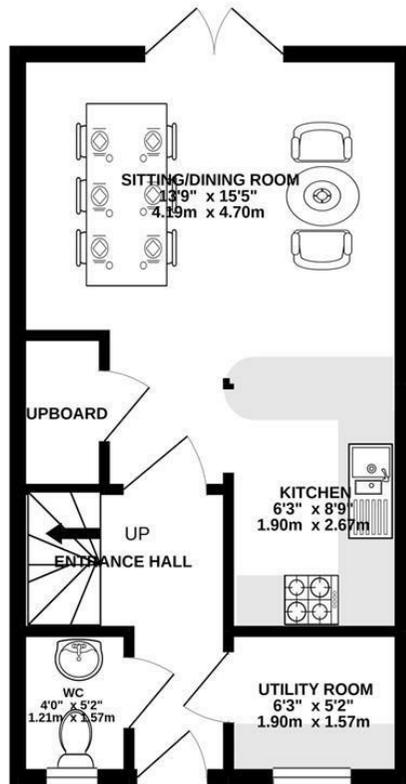
Stroud District Council. Tax Band C. £1,775.51 per annum.

Directions

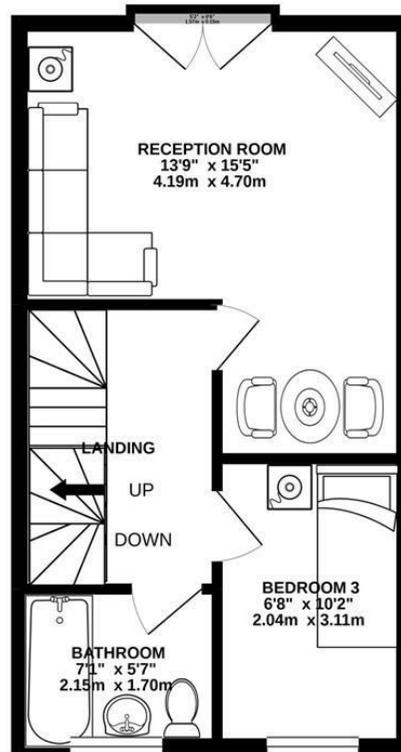
At the Horse Trough roundabout, take the third exit onto the Bristol Road and then go over two roundabouts. At the third roundabout, take the first exit onto Spring Hill. Follow Spring Hill for approximately half a mile and turn right onto Bradestones Way. Follow the road around and take the first left. The property will be found shortly afterwards on the left-hand side.



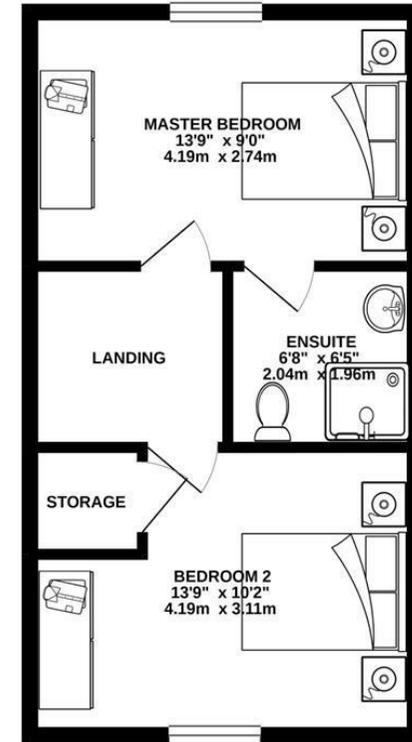
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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
192 (100%)	A		
161 (84%)	B		
129 (67%)	C		
105 (54%)	D		
82 (42%)	E		
59 (30%)	F		
35 (18%)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



