

# 2 ELMHAY COTTAGES

EASTINGTON  
GLOUCESTERSHIRE





**A PRETTY 3 BEDROOM MID TERRACE PERIOD COTTAGE OVERLOOKING OPEN COUNTRYSIDE AND CLOSE TO LOCAL AMENITIES**

**Sitting Room, Kitchen/Diner, Shower/Cloakroom, 3 Bedrooms, Dressing Room, Bathroom, Garden**

**ASKING PRICE £330,000**

**DESCRIPTION**

Situated in a quiet 'no-through' lane, 2 Elmhay Cottages is a pretty and well presented terraced house overlooking open countryside and within easy reach of Eastington's excellent local amenities. There is an entrance hall leading to a good sized sitting room with an open fireplace which then leads through to a bright eat-in kitchen/diner. In addition there is a useful ground floor shower/cloakroom and utility space. On the first floor are 3 well proportioned bedrooms, a useful dressing room and family bathroom. To the rear, with additional side access, is a sunny and private level garden, mostly laid to lawn with well stocked and established borders. Tucked away in one corner is a shed with full electric connection which could easily be used as a home office if required.

**DIRECTIONS**

The property is most easily found by leaving Stroud in the direction of the M5 Motorway on the A419. On reaching Oldbury roundabout, take the first exit signposted to Eastington. Continue into the village and take the first exit at the roundabout onto Bath Road. After a short distance turn left into Middle Street and 2 Elmhay can be found on the left hand side.

**LOCATION**

The village of Eastington provides its own range of shopping facilities and

primary school (Ofsted 'Outstanding'), including two pubs, a local store, butchers and a popular farm shop. The village organises various events through the year offering a real sense of community. Further amenities are found in the nearby centres of Stonehouse and Stroud, where mainline railway stations bring London Paddington within 90 minutes travelling time. The centres of Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

Motorway M5 J13 Stroud - 1.5 miles, Stonehouse Railway Station - 3.5 miles, Gloucester Railway Station - 14.5 miles, Cheltenham - 18 miles, Bristol Temple Meads - 28.5 miles, Bristol Airport - 37.5 miles. Distances are approximate.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 63 / Potential 86</b>
<b>SERVICES</b>	<b>All mains services are believed to be connected, gas fired central heating</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property</b>

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

**SUBJECT TO CONTRACT**

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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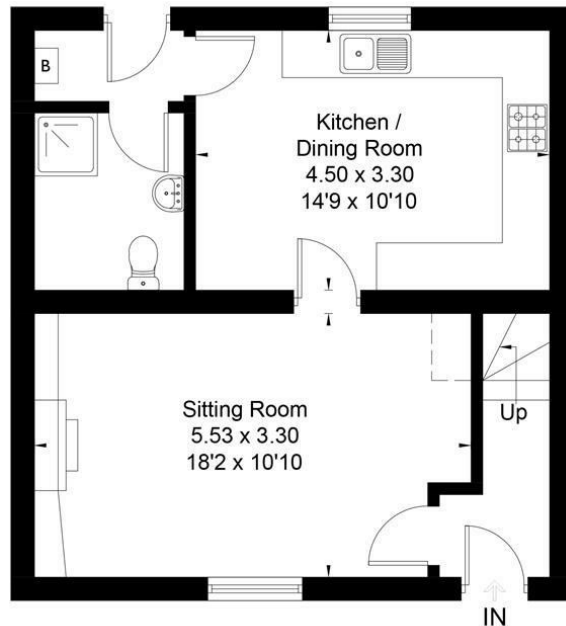




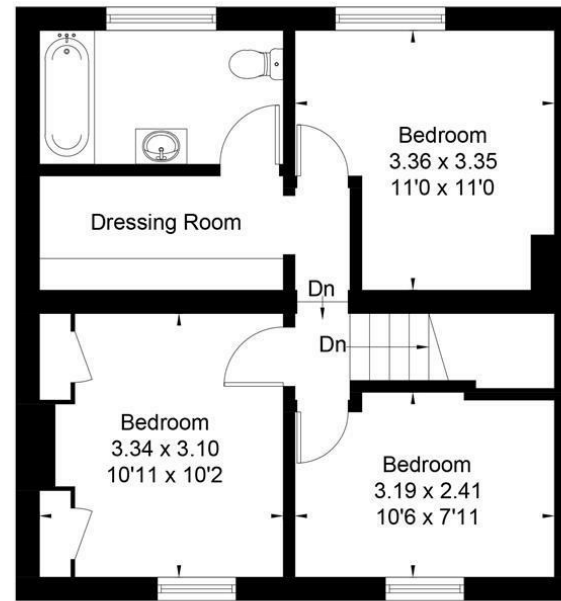
Approximate Area = 91.2 sq m / 982 sq ft (Excluding Shed)  
Including Limited Use Area (0.4 sq m / 4 sq ft)



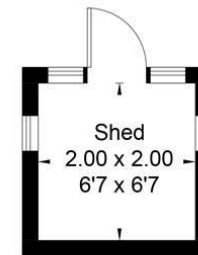
 = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 291676



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