

Alkerton, Eastington GL10 3AA

£441,000

naylor powell

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• Semi-detached cottage • Four double bedrooms to include one with en-suite shower room • Sizable kitchen/breakfast room leading to the rear garden • Private rear garden and car port for one vehicle • Local amenities within close proximity • Opportunity to add your own stamp • CHAIN FREE • Freehold • Council tax band C (£2,133.93) • EPC rating C76

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

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£441,000

Entrance Hall
Wooden door to entrance hall, Velux window and French doors to conservatory. Access to kitchen and stairs rising to the first floor. Radiator.

Living Room/Diner
Two single-glazed wooden windows to front elevation. Fireplace. Radiator.

Kitchen/Diner
uPVC double-glazed bi-folding doors to rear garden. Range of wall and base units with appliances to include Belfast sink and Range style oven with six ring gas hob. Space for fridge/freezer. Radiator.

Conservatory
uPVC double-glazed door to rear garden and uPVC double-glazed windows surrounding. Electric radiator.

Cloakroom
Single-glazed wooden window to side elevation. Low-level WC and wash hand basin. Space and plumbing for washing machine. Radiator.

Bedroom One
Two single-glazed wooden windows to rear elevation. Radiator.

Bedroom Two
Single-glazed wooden window to front elevation. Radiator.

Bedroom Three
Two single-glazed wooden windows to front elevation. Feature fireplace. Radiator.

Bedroom Four
Single-glazed wooden window to rear elevation and Velux window. Two built-in wardrobes. Radiator.

En-Suite Shower Room
Single-glazed wooden window to side elevation. Low-level WC, wash hand basin and shower.

Bathroom
Two single-glazed wooden windows to front elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Outside
The property has a car port for one vehicle, the car port has light and access to an external cupboard. At the rear of the car port is a courtyard with access to the property of the garden. The rear garden is fully enclosed and mostly laid to lawn with a patio area. It boasts many different plants and trees along with a storage shed and pond.

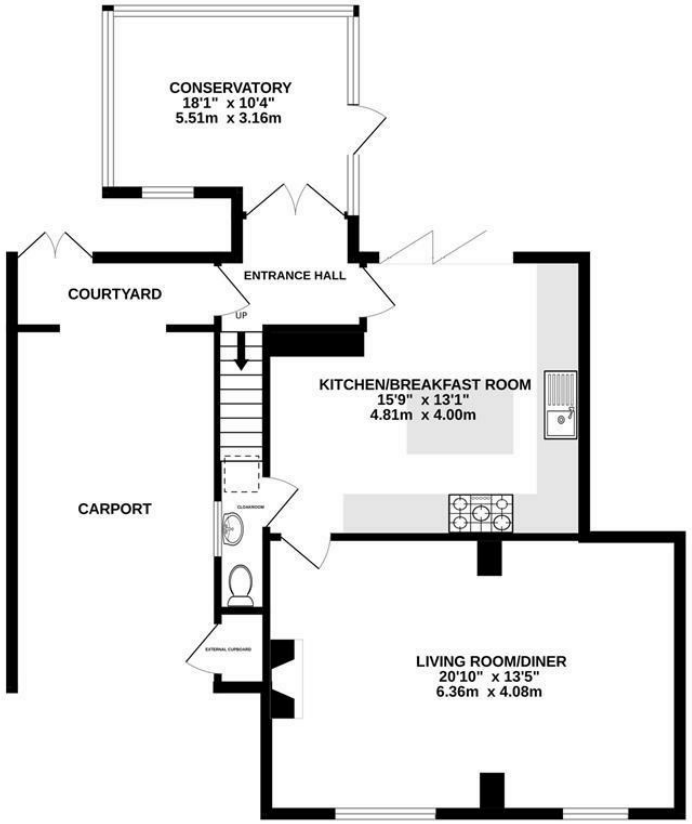
Location
The property is situated in the popular village of Eastington. It is positioned West of Stonehouse town and is extremely convenient for Junction 13 of the M5 motorway, the A38 and the A419 roads. There are useful facilities within Eastington such as a Community Centre, Village Hall, Co-op, post 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 1,800 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

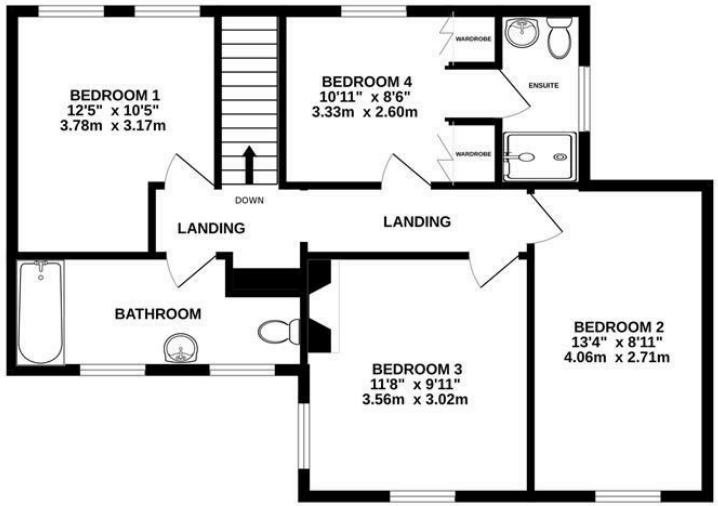




GROUND FLOOR
908 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



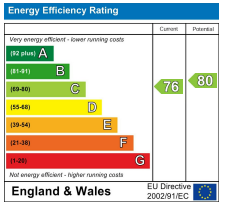
TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

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.



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