

The Cottage, The Cross, Eastington, GL10 3AB

SITUATION

The property is located in this attractive old part of the very popular village of Eastington. The property is within walking distance of facilities including convenience store, popular public house and restaurant. The village also has a sought after primary school and the larger centres of Stroud and Dursley offer a wider range of shopping, educational and recreational facilities. Junction 13 of the M5 is within a few minutes drive and there are mainline railway stations at Stroud and Stonehouse.

DIRECTIONS

From the roundabout in Eastington turn in front of the Co-Operative food store and take the first turning on the left into Alkerton Lane. The property will be found in this short Cul-de-sac on the left hand side.

DESCRIPTION

The property comprises detached rendered cottage which has features including exposed beams. The property benefits from living room, attractive dining room, kitchen and ground floor bathroom. On the first floor there are two double bedrooms, the main bedroom having a range of built in cupboards and en-suite cloakroom/second wc. The gardens are a particular feature of the property being of a good size and most attractively laid out with two seating areas, lawned area with a range of flower borders and garden shed.



THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALL

Having tiled floor, radiator, large built in utility cupboard having space for washing machine, fridge freezer and condensing dryer.

LIVING ROOM 5.03m x 2.38m (16'6" x 7'10")

Having two double glazed windows to front, radiator, reconstituted stone fireplace with coal effect gas fire with back boiler supplying radiator central heating and domestic hot water and built in bookshelf.

DINIING ROOM 5.02m x 2.96m (16'6" x 9'9")

Having two single glazed windows to side, stairs to first floor, attractive wooden flooring, under stairs storage cupboard, exposed beam, further under stairs recess and glazed door to rear.

KITCHEN 2.78m x 2.54m (9'1" x 8'4")

Having a range of shaker style wall, tall and base units with laminate round edge work surfaces over, incorporating one and half bowl single drainer sink unit, freestanding electric cooker, plumbing for



automatic dishwasher, integrated fridge, radiator, double glazed windows to two sides and tiled flooring.

BATHROOM

Having low level suite comprising panelled bath with Mira electric shower over, vanity wash hand basin, low level wc, radiator and double glazed window to side.

ON THE FIRST FLOOR

LANDING

Having fitted bookshelf.

BEDROOM ONE 3.85m x 3.8m max (12'8" x 12'6" max)

Having double glazed window to rear, radiator, deep built in wardrobe, airing cupboard housing hot water storage tank, further built in wardrobe cupboard and exposed beam.

EN-SUITE CLOAKROOM

Comprising wash hand basin and Saniflo wc.

BEDROOM TWO 4.35m + wardrobe x 2.48m (14'3" +wardrobe x 8'2")

Having double glazed wooden window to front, radiator, access to loft space and range of built in wardrobes.

EXTERNALLY

To the front of the property the garden is bound by wall and laid to lawn with shrubs and flower borders. The property fronts the highway where there is potential for on street parking at the head of the cul-de-sac. Shared pedestrian access leads to the side of the property to the private



enclosed rear garden, which is of a good size and has attractive slated pathway with raised borders. There is an attractive flower border and seating area. This good length cottage style garden is extensively laid to lawn with an array of shrubs and flower borders and enclosed by hedging with further patio area and GARDEN SHED. The gardens must be seen to be fully appreciated.

AGENTS NOTE ONE

All mains services are understood to be connected.

Gas fired radiator central heating.

Tenure: Understood to be freehold but unregistered title.

Council Tax Band: 'C' (£1,580.64 payable)

AGENTS NOTE TWO

The property is accessed via a short lane and we understand that although this is owned by the County Council the vendor has a letter of consent allowing them to park vehicles directly outside the property. Any buyer would have to make their own investigation into this matter.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

