



SawyerS
Sales & Lettings

**39 Victoria Drive, Eastington, Stonehouse,
Gloucestershire, GL10 3AW
Price £325,000**

39 Victoria Drive, Eastington, Stonehouse, Gloucestershire, GL10 3AW

An extended four bedroom semi-detached home situated in one of the more popular areas of Eastington. The property is an unfinished project and requires a degree of finishing. Outside you will find the generous gardens being mainly laid to lawn, along with detached garage and parking area. No Chain.

Sawyers Estate Agents are pleased to bring to the market this extended four bedroom semi-detached home situated in one of the more popular areas of Eastington. The property briefly comprises: Entrance hall, living room, kitchen/breakfast room, dining area and three further reception rooms whilst upstairs on the first floor you will find the four bedrooms and bathroom. Benefits include double glazing where specified. The property is an unfinished project and requires finishing and updating giving purchasers the opportunity put their own stamp on it. Outside you will find the generous gardens being mainly laid to lawn, along with the detached garage and parking area. No Chain.

The flexible accommodation offers potential to create an independent annex or separate dwelling, subject to gaining the relevant planning consents. We advise potential purchasers make their own enquiries with the local authority.

Amenities: - The village of Eastington offers a thriving village Co-operative store, highly successful primary school, two public houses, a butcher, two hair salons and the village hall. Eastington is easily accessible to Junction 13 M5 and Stonehouse which has comprehensive shopping and leisure amenities as well as a main line railway link to London Paddington, Cheltenham and Gloucester. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Double glazed door to front and stairs to first floor.

Living Room 5.49m (18'0") x 3.24m (10'8")

Double glazed window to front, double glazed window to rear and fireplace with gas fire.

Kitchen/Breakfast room 4.17m (13'8") x 3.15m (10'4")

Double glazed window to rear. Range of fitted wall and base units with work surface over, stainless steel double drainer sink unit, tiled splash back, space for electric cooker, plumbing for washing machine, space for fridge/freezer, under stairs cupboard housing the hot water tank.

Dining Area 3.05m (10'0") x 2.16m (7'1")

Window to front and storage cupboard.

Annex/Extension

Entrance Hall

Double glazed door to front.

Reception One 2.34m (7'8") x 1.64m (5'5")

Double glazed window to front and soil drain pipe.

Reception Two 3.76m (12'4") x 3.72m (12'2")

Double glazed window to rear.

Reception Three 2.96m (9'9") x 2.06m (6'9")

Double glazed door to front, double glazed window to rear.

First Floor

Landing

Double glazed window to rear.

Bedroom One 5.49m (18'0") x 3.69m (12'1")

Double glazed window to front, double glazed window to rear.

Bedroom Two 3.23m (10'7") x 2.94m (9'8")

Double glazed window to front, built in storage cupboard and access to loft.

Bedroom Three 3.27m (10'9") x 2.62m (8'7")

Double glazed window to front and over stairs storage.

Bedroom Four 2.44m (8'0") x 2.31m (7'7")

Double glazed window to rear and built in storage.

Bathroom 3.16m (10'4") x 1.72m (5'8")

Two double glazed windows to rear, bath with tiled splash backs, low level WC and pedestal wash hand basin.

Outside

Front

Mainly laid lawn to lawn with mature hedging, side access, parking area and access to the garage.

Detached Garage

Up and over door, double glazed door to side and two double glazed windows to side.

Rear

Mainly laid to lawn. Outside tap.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP
01453 751647
info@sawyersestateagents.co.uk

Local Authority

Stroud District Council - Band B

Directions

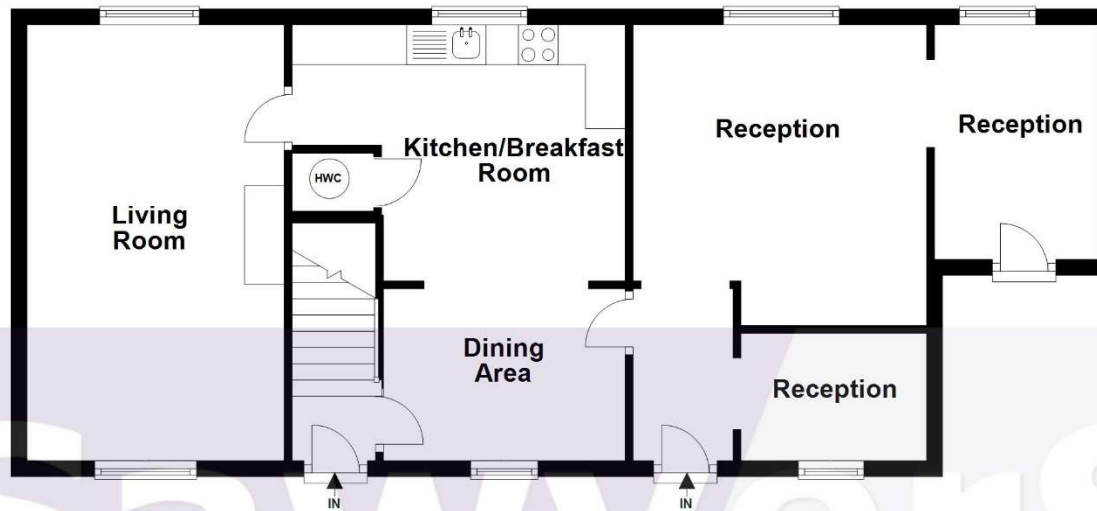
For SAT NAV use: GL10 3AW

Leave Stroud via the A419 Ebley bypass towards Stonehouse. On reaching the Horse Trough roundabout at the end of the bypass, take the first exit to join the A419 sign posted A38/M5. Proceed straight through the traffic lights and over two further mini-roundabouts until reaching a third roundabout by the Shell garage. Take the first exit signposted Eastington. Turn right into Victoria Drive. Follow the road around where the property will be found on your left hand side with a crescent, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		19
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



First Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 130.3 sq. metres (1402.9 sq. feet)

Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

