



## 4 Blunts Hay, Eastleach, Gloucestershire, GL7 3NJ

Asking Price £310,000

- Three bed semi detached with views to the rear
- Newly fitted cloakroom
- In need of some updating
- Sitting room
- Scope to drop the kerb and provide a driveway, subject to permission
- No onward chain
- Kitchen/dining room
- Good sized garden

# 4 Blunts Hay, Eastleach, Gloucestershire, GL7 3NJ

A three bedroom semi detached with views to the rear and situated in a cul de sac location in the pretty Cotswold village of Eastleach. In need of some updating, the accommodation offers an entrance hall, sitting room, cloakroom, kitchen/dining room, three bedrooms and a bathroom. Outside are good sized gardens. There is clear scope to provide driveway parking, subject to permission to drop the kerb. Available with no onward chain.

## Additional Information:

Council Tax Band- C

EPC Rating- E

Freehold



Council Tax Band: C



## ENTRANCE HALL

Entrance door with obscure glazed stained glass panels. Staircase to first floor.  
Storage heater. Telephone point.

## SITTING ROOM

10'11" x 10'11"

Patio doors to garden. Wood effect flooring. Coal effect electric fire with wooden mantel.

## KITCHEN/DINING ROOM

17'0" x 15'4"

Patio doors to garden. Window to front. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface. Further fitted units. Four ring Beko electric hob with built in Hoover oven below. Space and plumbing for automatic washing machine. Further utility space. Tiled splashbacks. Storage heater. Pantry. Obscure glazed window and door to side.

## CLOAKROOM

6'3" x 5'0"

Obscure glazed window to rear. Suite comprising of a low level WC and wall mounted wash basin. (newly fitted in 2024/2025). Tiled surrounds.

## SIDE HALL

Entrance door with obscure glazed stained glass panels. Obscure glazed door to garden. Storage area.

## LANDING

Window to front. Storage heater.

## BEDROOM ONE

12'11" x 10'5"

Window to rear with views. Convector heater.

## BEDROOM TWO

13'3" x 10'5"

Window to rear with views. Convector heater.

## BEDROOM THREE

10'4" x 8'2"

Window to front. Convector heater. Bulk head shelf.

## BATHROOM

7'0" x 6'0"

Obscure glazed window to side. Suite comprising of a panelled bath with Triton shower above and a vanity unit. Ladder radiator. Tiled surrounds.

## SEPARATE WC

5'0" x 2'10"

Obscure glazed window to front. Low level WC.

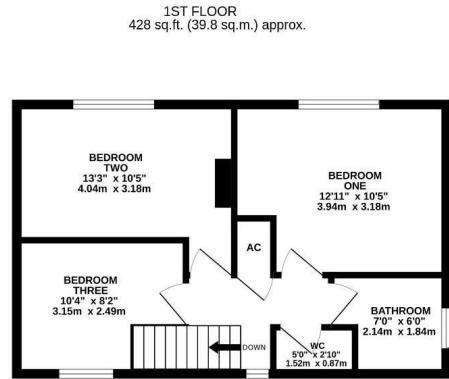
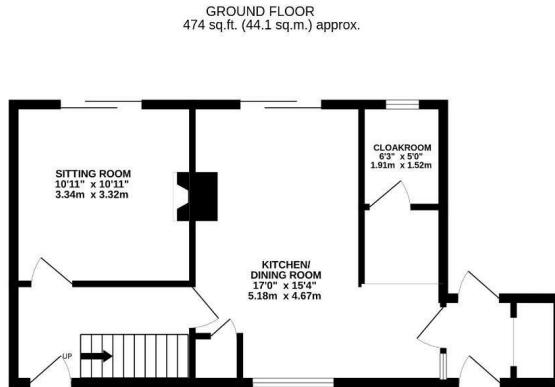
## OUTSIDE

Concrete path to entrance. Laid to lawn. We believe that off road parking could be provided by applying for permission to drop the kerb.

The rear garden is laid to lawn with hedgerows and borders. Patio. Timber shed. Cotswold stone wall with a gate leading to the playing field behind.

## EASTLEACH

Eastleach is a civil parish in the county of Gloucestershire. It was created in 1935 when the separate parishes of Eastleach Turville and Eastleach Martin were combined as the civil parish of Eastleach. Today the two villages of the parish are separated only by the narrow River Leach, which is crossed by a stone road bridge and a stone slab clapper footbridge. One of the most sought after villages in the Cotswolds, and known as the daffodil village due to the spring flowers. It has a village hall and a public house.



TOTAL FLOOR AREA: 903 sq.ft. (83.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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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## Directions

From Fairford, proceed to Eastleach. On entering the village, at the junction, The Victoria public house stands prominently in front of you. Turn left and then right. Blunts Hay is then on the left.

## Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

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