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Brimley, Leonard Stanley, Stonehouse | Asking Price £350,000
Call us today on 01453 764912















Energy rating and score

This property's energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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******NO ONWARD CHAIN**** Hunters Stroud are delighted to offer this fairly recently built two-bedroom detached bungalow, beautifully positioned within the popular village of Leonard Stanley. Immaculately presented throughout, the property features a wonderful open-plan kitchen/dining/sitting room, enhanced by patio doors leading out to the west-facing garden and additional south-facing windows to the front, creating a bright and welcoming living space. The master bedroom benefits from fitted wardrobes, complemented by a second bedroom and a modern shower room. A central hallway provides access to a cloaks cupboard and a very usable loft space housing the Worcester gas combination boiler. Outside, the property enjoys driveway parking for several vehicles and a sunny, low-maintenance west-facing garden ideal for relaxing or entertaining. Offered to the market with no onward chain, this superb bungalow represents an opportunity not to be missed for buyers seeking a modern, well-located home in a thriving village community.**

SITUATION
Leonard Stanley has a thriving primary school nearby, a local church and playing fields whilst local shops can be found in adjoining Kings Stanley. These include a useful Cooperative grocery store and post office. There is also easy road access to Stonehouse, Stroud and J13 of the M5, and open countryside is equally available with nearby views of the Cotswold Hills and ample country footpaths nearby to enjoy.

ENTRANCE HALL
Coats cupboard, radiator, wood effect flooring, loft access via a pull down ladder with some boarding and light. The loft also incorporates the Worcester gas fired combination boiler.

SITTING/KITCHEN/DINING ROOM
A wonderful space incorporating the kitchen dining and sitting area. A modern kitchen in a shaker style with matching island. Built in appliances to include an integral dishwasher, electric oven and ceramic hob. Also incorporating an integral fridge freezer and there is a stainless steel extractor over the hob area. There are two double glazed windows with a southerly aspect, double glazed patio doors, Plumbing and space for a washing machine, wood effect flooring, some recessed lighting, two radiators.

BEDROOM ONE
Double glazed window, radiator, built-in double wardrobe with hanging rail and shelf. A distant view can be seen to the front.

BEDROOM TWO
Double glazed window, radiator.

SHOWER ROOM
Incorporating a wide corner shower, wash basin set to vanity storage, WC, opaque double glazed window, heated towel rail, . mirror with light, extractor, tiled floor and partly tiled walling.

EXTERIOR
The garden enjoys a Westerly aspect designed with low maintenance in mind . incorporating a patio area with stone chippings, picket fence and gate to the driveway. Small canopy porch over the patio door, up and down lighting. To the rear of the property useful plastic storage sheds are included, this area is also laid to stones.

OFF-ROAD PARKING
There is off-road parking on the driveway for several cars.

COUNCIL TAX BAND
The council tax band is C.

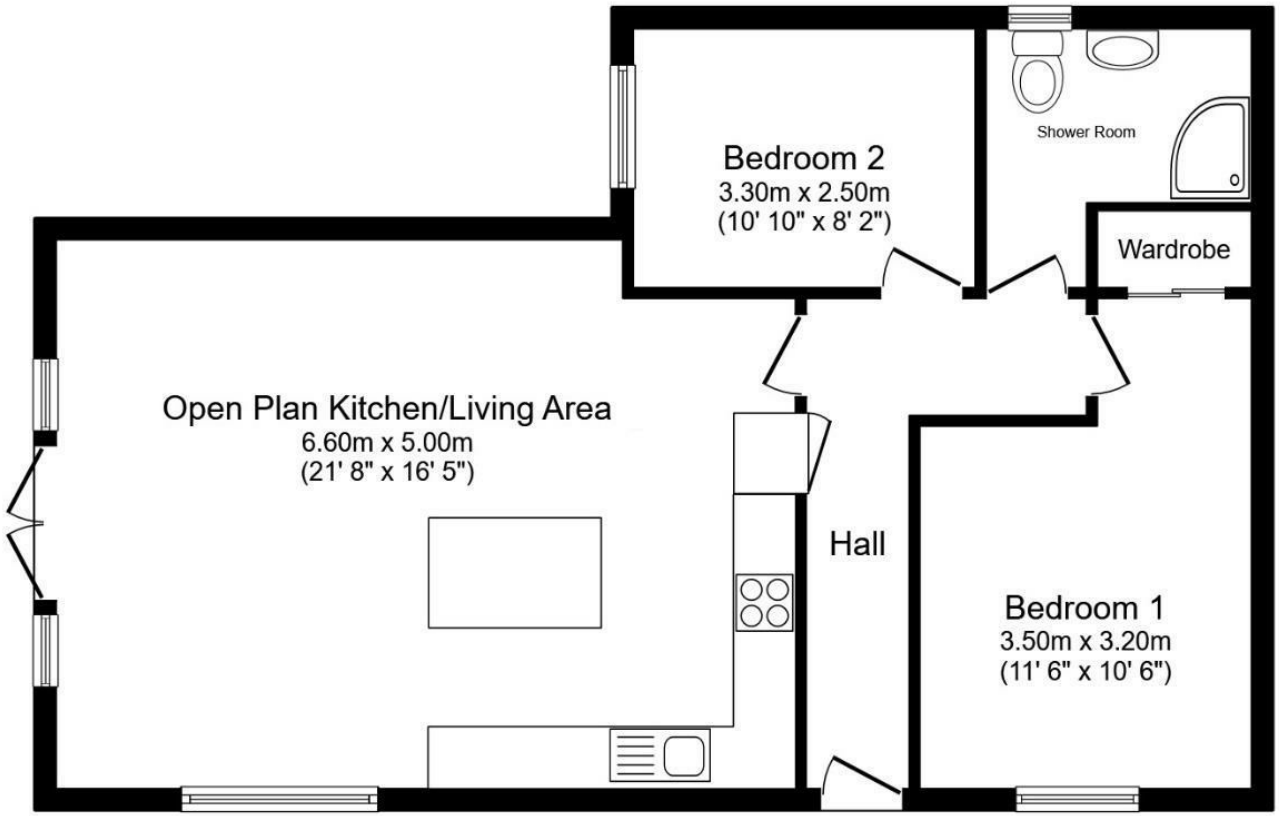
TENURE
Freehold

AML CHECKS
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

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GOLD AT BRITISH PROPERTY AWARDS
We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Brimley, Stonehouse



Floor Plan

Total floor area: 73.2 sq.m. (788 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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