

HUNTERS[®]

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2 Bond Close

Leonard Stanley, GL10 3GQ

Offers Over £425,000



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AMENITIES

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. Meanwhile Leonard Stanley has its own popular public house. 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.

DIRECTIONS

Head out on the A419 Cainscross Road, past Marling School and take the first left at the roundabout onto the Dudbridge Road. Go over the next roundabout and continue along the A419 in the direction of the motorway. Turn left onto Ryeford Road South, across into Brockley Road and turn left. The new development and Lyndon Morgan Way will soon be noticeable on the right, turn into the road, bear left then right. Bond Close is on the left.

HALLWAY

Radiator, staircase to first floor, half glazed front door, Understairs cupboard, doors to.....

CLOAKROOM

Pedestal basin, WC, radiator, double glazed window,

SITTING ROOM

16'0" max x 10'8" (4.88 max x 3.25)

Double glazed bay window to front, radiator,

KITCHEN DINING ROOM

18'4" x 16'2" max (5.59 x 4.93 max)

Light grey gloss wall and base units with drawers

and deep saucepan drawers. Wood effect worktops over. Appliances to include: Electric double oven, 6 ring gas hob, extractor hood over. Integrated fridge and freezer, washing machine and dishwasher, Stainless steel sink, cupboard housing gas fired boiler. Radiator. French doors and glass panels looking onto the garden.

FIRST FLOOR LANDING

Staircase to the top floor, radiator, doors to....

BEDROOM 2/GUEST ROOM

12'8" > 10'1" x 10'9" > 6'2" (3.86 > 3.07 x 3.28 > 1.88)

Double glazed window, radiator. Door to en-suite. Fitted wardrobes.

ENSUITE SHOWER ROOM

A white suite comprising: Pedestal basin, WC, shower cubicle, heated towel rail, extractor, shaver point.

BEDROOM 3

12'0" > 9'2" x 11'0" > 6'7" (3.66 > 2.79 x 3.35 > 2.01)

Double glazed window to rear, radiator.

BEDROOM 4

12'1" > 8'8" x 7'2" > 3'9" (3.68 > 2.64 x 2.18 > 1.14)

Double glazed window to rear, radiator.

FAMILY BATHROOM

7'2" x 5'4" (2.18 x 1.63)

Comprising: WC, panelled bath, pedestal basin, double glazed window, extractor. Heated towel rail.

TOP FLOOR LANDING

Double glazed window over staircase. Loft access, airing cupboard with hot water cylinder. Door to master bedroom.

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MASTER BEDROOM

19'0" into eaves x 11'3" max (5.79 into eaves x 3.43 max)

Dormer window to the front and double roof windows to the rear with blinds. Two radiators, door to en-suite. Range of fitted wardrobes either side of the eaves. Not measured into small recess.

ENSUITE SHOWER ROOM.

Pedestal basin, WC, shower cubicle, roof window, heated towel rail.

OUTSIDE

FRONT

Laid to grass which extends to the right of the house with shingle stones alongside the driveway. Steps with railings to the door.

REAR GARDEN

Landscaped and laid to lawn and paving, gate to driveway, barked area behind the garage, ideal for a child's play area. The lawn extends to the right at the rear of the garden.

GARAGE AND DRIVEWAY

20'4" x 10'8" max (6.20 x 3.25 max)

Up and over door, light and power, eaves. The driveway is circa 42ft deep and would take 2 cars possibly 3 smaller ones.

TENURE

Freehold

COUNCIL TAX BAND

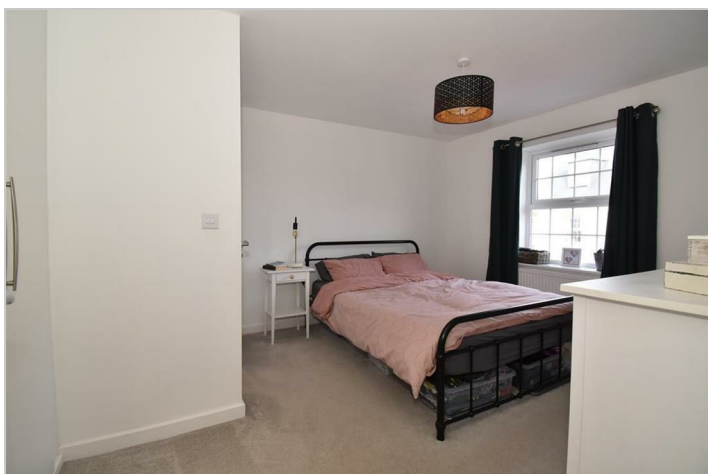
The Council Tax band is E

HUNTERS

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FACEBOOK

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Road Map



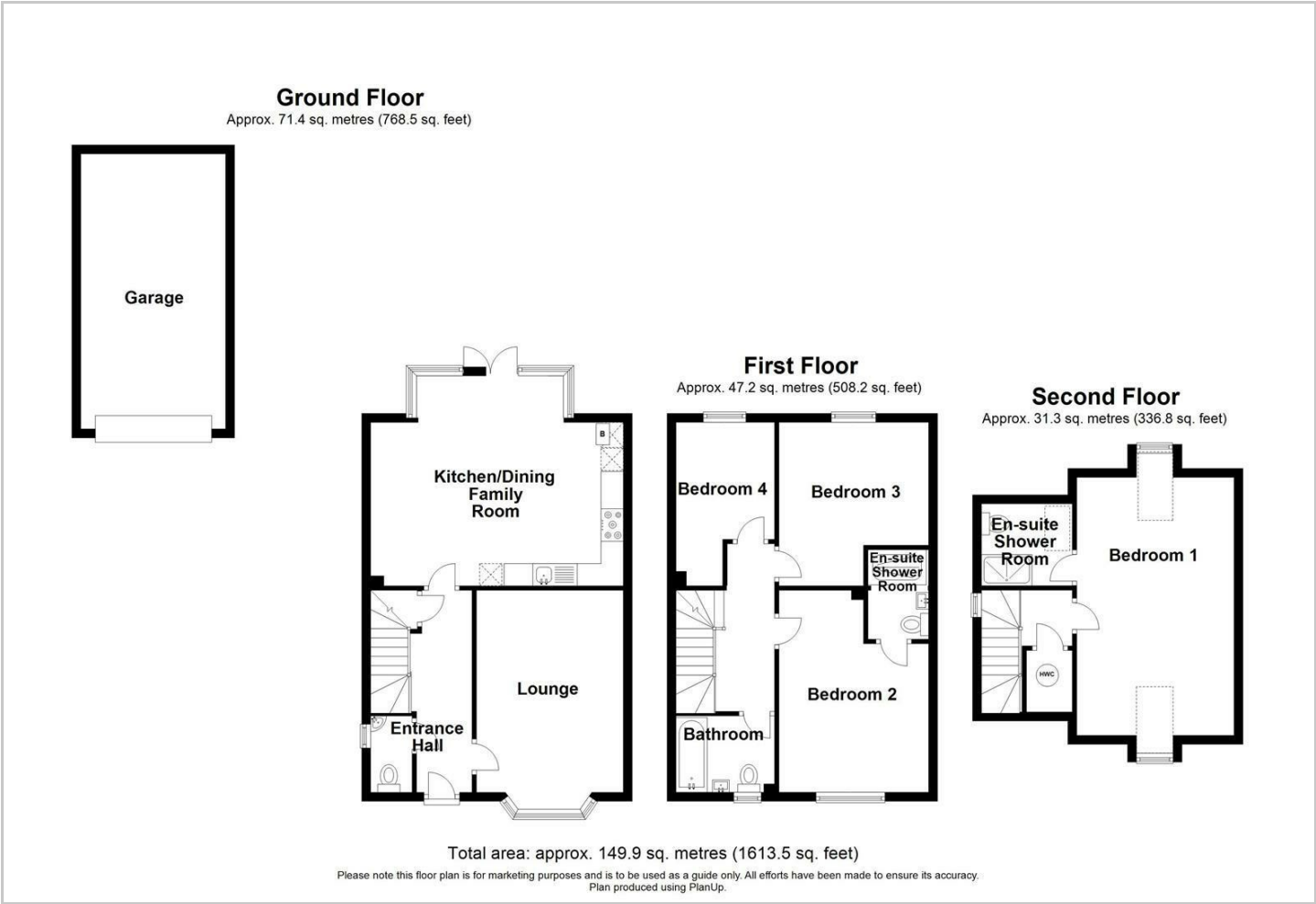
Hybrid Map



Terrain Map



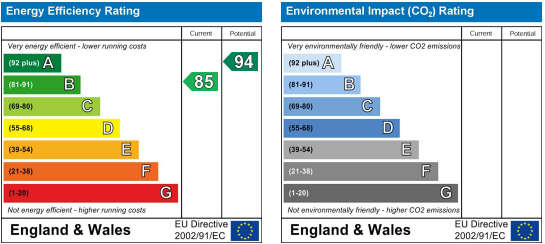
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.