

# HUNTERS<sup>®</sup>

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## Bath Road

Leonard Stanley, Stonehouse, GL10 3LU

Asking Price £385,000



Council Tax: B



# The Firs Bath Road

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Asking Price £385,000



## Description

Hunters Stroud are delighted to offer this three bedroom semi detached house with large garden and off-road parking behind double gates for many cars. The property briefly comprises an entrance porch leading to an entrance hall, sitting room with pebble effect gas fire, kitchen with many built-in appliances to include a fridge, freezer, dishwasher, electric oven and a gas hob. Also to the ground floor, a bathroom with a white suite, and a flexible room which is currently used as a dining room/family room. To the first floor a landing leads to 3 bedrooms.

Externally, the garden is perfect for children to play and adults to enjoy too. To the rear is a further garden which is paved with shed, and a former outdoor privy now used as a store with power. The driveway is also another of the benefits as there is ample parking for many cars.

## Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you 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](mailto:stroud@hunters.com) for a free valuation.

## 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. A village farm shop can be found in Leonard Stanley which sell local produce produced by the farm. There is also easy road access to Stonehouse Train Station, 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

As you enter Leonard Stanley. The Firs is the house behind the tall hedge with charcoal coloured gates leading into the large driveway.

## Entrance Porch

8'8" x 5'9" (2.64m x 1.75m)

A good sized entrance area where two double glazed windows, double glazed front door, wood effect flooring, recessed lights. Opening into the inner hallway.

## Inner Hall

Door to sitting room, opening to kitchen. Staircase to first floor.

## Sitting Room

13'9" x 11'9" max (4.19m x 3.58m max)

Two double glazed windows looking over the main garden, pebble effect gas fire with mantle over, radiator, recessed lighting.

## Kitchen

10'0" x 9'5" (3.05m x 2.87m)

Comprising a light oak range of wall and base units with worktops over, stainless steel sink unit, plumbing and space for a washing machine. Integrated fridge, freezer, dishwasher. Built-in electric oven and a four ring gas hob with a stainless steel extractor hood over. The under stairs cupboard houses the gas boiler. Radiator, opening to rear lobby, laminate flooring, opening to dining/Family area.

## Rear Lobby

A deep shelved cupboard, door to bathroom, opening to kitchen and dining/family room.

## Bathroom

7'4" x 6'0" (2.24m x 1.83m)

A white bathroom suite comprises a pedestal basin,

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WC, panelled bath with central taps and shower over. Double glazed opaque window, heated towel rail, fully tiled walls, tiled floor.

### Dining/Family Room

15'5" x 9'1" (4.70m x 2.77m)

Four double glazed windows looking over the rear garden, double glazed door to garden, laminate floor, cupboard with gas meter and additional storage cupboard alongside.

### First Floor Landing

Storage cupboards, doors to bedrooms.

### Bedroom 1

12'0" x 11'8" max (3.66m' x 3.56m max)

Double glazed window to the main garden, radiator, recessed lighting.

### Bedroom 2

11'1" x 8'0" (3.38m x 2.44m)

Double glazed window to the rear, radiator.

### Bedroom 3

10'0" x 7'4" (3.05m x 2.24m )

Double glazed window to the driveway, radiator, loft hatch.

### Outside

### Large Driveway

There is off-road parking on the stone driveway for many cars. The driveway opens into the main garden.

### Main Garden

The bulk of the garden is located to the front of the property and is predominantly laid to grass with shrub borders, fenced and hedged surround. Mature Fir tree, opening onto the driveway.

### Rear Garden

A paved area with some crushed stones. tap, shed with power, and former outhouse with power. Gate leading to driveway.

### Tenure

Freehold

### Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

### Council Tax Band

Band B



## Road Map



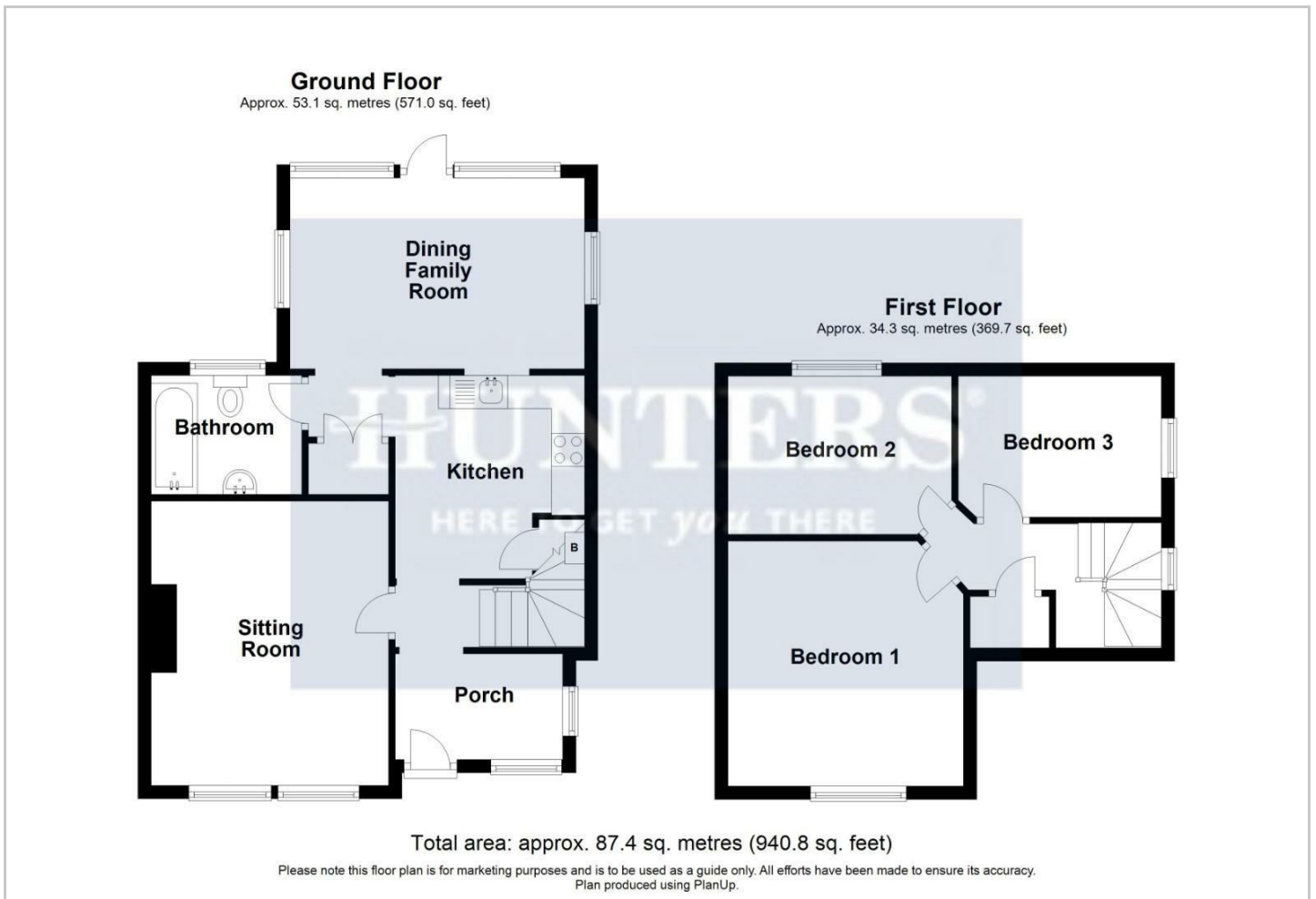
## Hybrid Map



## Terrain Map



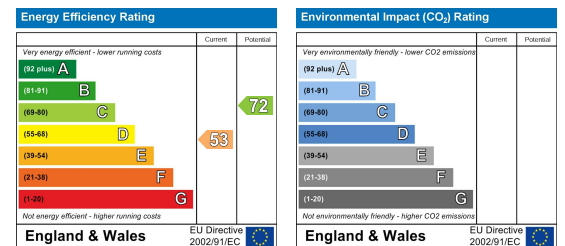
## Floor Plan



## 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.