



**Brockley Road, Leonard Stanley GL10 3NB**

**£295,000**



# Brockley Road, Leonard Stanley GL10 3NB

- Semi-detached bungalow with heaps of potential
- Three sizeable bedrooms
- South facing rear garden with views and huge potential
- Driveway parking for two vehicles with additional side parking
- Single detached garage
- Opportunity to add your own stamp
- Chain free
- Freehold
- Council tax band C (£2,147.89)
- EPC rating C72

**£295,000**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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## Entrance Hall

uPVC double-glazed door to entrance hall. Access to accommodation, storage cupboard and loft that houses the combi boiler. Radiator.

## Living Room/Diner

uPVC double-glazed sliding doors to rear garden and folding door to kitchen. Electric fireplace. Two radiators.

## Kitchen

uPVC double-glazed window to rear elevation and uPVC double-glazed door providing side access. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, eye-level oven and four ring induction hob. Space for a washing machine, dishwasher and fridge/freezer.

## Bedroom One

uPVC double-glazed window to front elevation. Built-in storage units to include dressing table, wardrobes, overhead cupboards and drawers. Radiator.

## Bedroom Two

uPVC double-glazed window to side elevation. Built-in wardrobes and alcove with shelf. Radiator.

## Bedroom Three

uPVC double-glazed window to side elevation. Built-in wardrobes and alcove with shelf. Radiator.

## Shower Room

Two uPVC double-glazed windows to side elevation. Low-level WC, wash hand basin and walk in shower. Heated towel rail.

## Outside

The front of the property benefits from a lawn area and driveway for two vehicles, there is additional parking through the gates for another small vehicle. The property has a detached single garage and greenhouse. The rear garden is South facing and mostly laid to lawn, with a paved area outside the sliding doors, ideal for seating.

## Location

The popular village of Leonard Stanley is situated seven miles from the city of Gloucester and thirty miles from Bristol. It is easily accessible by road with Junction 13 of the M5 motorway approximately three miles away. There are railway stations at Stroud, Stonehouse and Cam and international airports at Bristol, Cardiff & Birmingham. The village offers, a Primary School, playgroup, pub, baby and toddler group, cricket and football clubs, social club and bus service.

## Material Information

Tenure: Freehold.

Council tax band: C.

The property is steel framed construction.

Local authority and rates: Stroud District Council - £2,147.89 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 11 Mbps (basic), 16 Mbps (superfast) and 10,000 Mbps (ultrafast).

Mobile phone coverage: EE, Three, O2 and Vodafone.

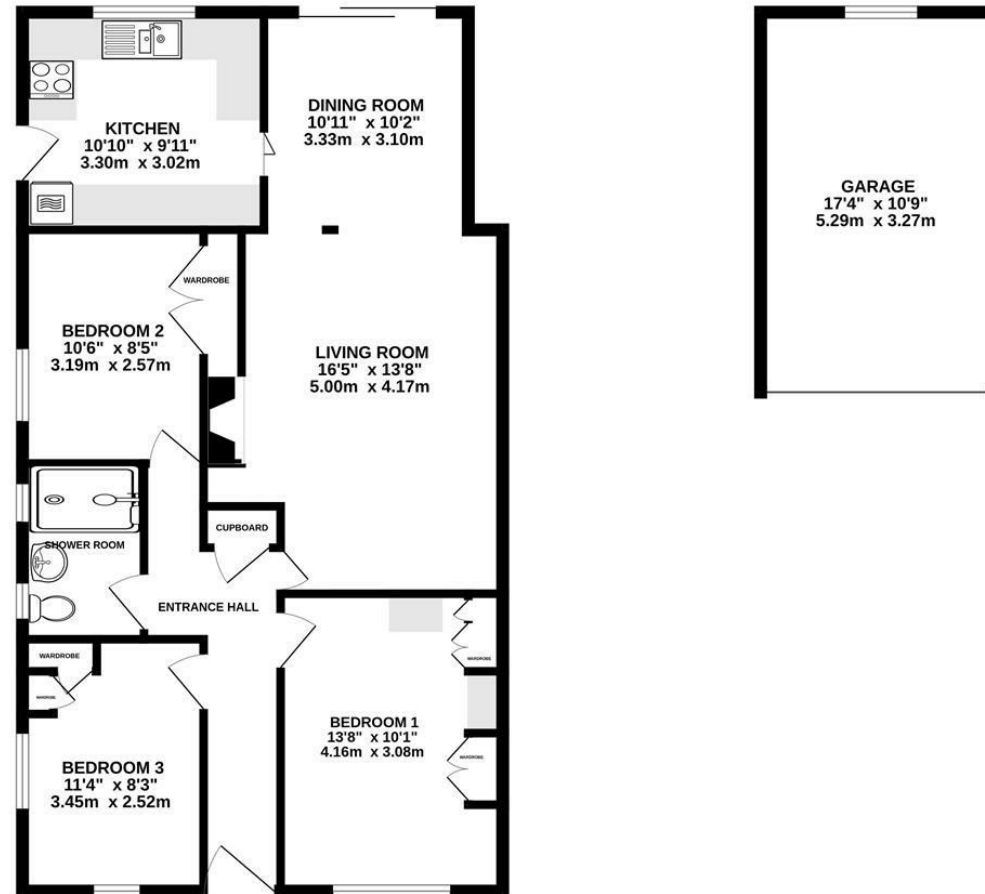
## Agents Note

The property currently has spray foam insulation installed in the loft. Once a buyer is found, the vendor will be instructing the removal of this, the works will need to be completed ahead of any mortgage valuations or surveys, if required.



GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.

GARAGE  
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	A		81
161-191	B		
129-160	C	72	
105-128	D		
82-104	E		
62-81	F		
45-61	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



