



HUNTERS[®]

HERE TO GET *you* THERE

Marsh Road, Leonard Stanley | £325,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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.



Hunters Estate Agents are delighted to present this beautifully modernised Cotswold stone, three-bedroom semi-detached cottage. Updated to a high standard by the current owner, the property benefits from a modern heating system with combination boiler, updated electrics, modern UPVC double glazing, a stylish kitchen and bathroom, fresh flooring and décor throughout, and an attractive wooden porch. The ground floor features an inviting porch, hallway, kitchen with fitted appliances and a living/dining room with log burner, On the first floor, there are two bedrooms and a modern family bathroom. The top floor is dedicated to the elegant master bedroom, complete with its own en-suite. Outside, the property offers a garden and convenient off-street parking.

SITUATION

Leonard Stanley has a thriving primary school nearby, a local Church, village pub, children's play area and playing fields whilst local shops can be found in adjoining Kings Stanley which include a useful Co-Operative grocery store, Post Office, hair salon and another recently re-opened public house. Local country walks can easily be enjoyed within near distance of the property. The M5 and J13 is a relatively short drive away while there is a bus route too. Stroud has comprehensive leisure and shopping facilities as well as a mainline rail link to London Paddington.

PORCH

Double glazing, stone flooring, cupboard containing a brand new Baxi combination boiler.

HALLWAY

Stairs to first floor with useful space beneath, radiator, UPVC double glazed window and boiler controls.

KITCHEN

8'8" x 6'9"
New kitchen suite with wall, floor & draw units, Belfast sink with mixer tap, built in appliances to include cooker, gas hob, washing machine, fridge & freezer, extractor fan, stone flooring, radiator, UPVC double glazed window and exposed beam.

LIVING / DINING ROOM

14'0" x 10'3"
UPVC double glazed windows to front & rear, 3 x radiators, space for table & chairs, TV point and log burner.

FIRST FLOOR LANDING

Stairs to top floor and a radiator.

BEDROOM TWO

10'9" x 9'11"
UPVC double glazed window and a radiator.

BEDROOM THREE

8'11" x 5'5"
UPVC double glazed window, radiator and a TV point.

BATHROOM

New bathroom suite comprising of panelled bath, wash hand basin and low level WC. UPVC double glazed window, chrome effect heated towel rail shower of mains and a tiled flooring with underfloor heating.

TOP FLOOR LANDING

UPVC double glazed window and exposed beams.

MASTER BEDROOM

15'5" x 11'5"
UPVC double glazed window, 2 x radiators, exposed beams and a TV point. Door into...

ENSUITE

Low level WC, wash hand basin, shower of mains, exposed beams, tiled floor with underfloor heating.

EXTERIOR

The property benefits from a front garden which is mainly laid to lawn. Further benefits include fenced borders, slab pathway and an outside tap.

OFF-STREET PARKING

The property off-street parking via a bound resin drive.

AGENT NOTES

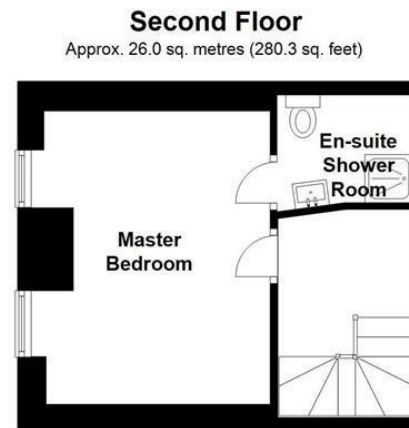
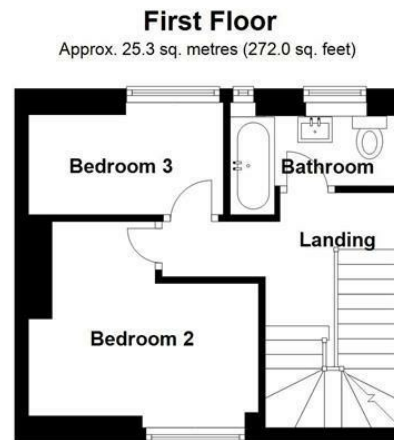
Please note that there is a building plot next door (Available to purchase) for a two bedroom property. The planning reference number is S.23/1190/FUL.

COUNCIL TAX BAND

The Council Tax band is C.

SOCIAL MEDIA

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Total area: approx. 79.9 sq. metres (859.8 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only.

They cannot be regarded as being a representation by the seller, his agent, the illustrator or Earth UK. earthukepc@gmail.com

Plan produced using PlanUp.

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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