



SALES & LETTINGS



Dozule Close, Leonard Stanley, Stonehouse  
Gloucestershire GL10 3NL

**Offers in Excess Of £299,995**

- **\*\*\*NO ONWARD CHAIN\*\*\***
- Solid Investment Potential
- Scope to Extend Further
- Generous Room Sizes Throughout
- Village Location
- Ideal First Home or Next Step on The Ladder
- Conservatory
- Ample Off Road parking

**The Property**

TG Sales are delighted to offer to the market this well-proportioned 3-bedroom Semi-detached house, situated on a popular road in an ever-desirable Village Location.

Currently rented out to tenants that are keen to stay on and remain in the property, if possible, the property boasts a generous entrance hall thanks to a side extension, a large Bay fronted Lounge, Kitchen/Diner with large Pantry and double doors leading to the Conservatory.

A ground floor W.C. and stairs rising to the first floor complete the ground floor layout. Upstairs you will find 3 good size bedroom, an equally good size Family bathroom and airing cupboard. With a pulldown ladder and partially converted attic space, the property offers scope to extend and develop further.

Outside there is an enclosed Private rear garden with side access, ample off-road parking space for several cars and lawned areas.

This property will make a solid investment or First-time home for the next owner. To avoid missing out, call TG sales and Lettings to arrange a viewing.



**Situation**

**Leonard Stanley is a village to the south of Stonehouse and southwest of the town of Stroud. The village is part of what is known locally as 'The Stanleys', along with its neighbours King's Stanley and Stanley Downton. It is set underneath the escarpment of Selsley Common and Stanley Woods and this gives fabulous views of the higher ground, especially from the Marling Close recreation field. It is ideally located, only 3 miles from Junction 13 of the M5 and quietly off the A419 Ebley bypass between Stenhouse and Stroud. Within the village itself are many local amenities including a village newsagent, Co-Op, post office, hairdressers, and a village hall and sports club with playing field. There are also local infant and junior schools as well as pre-schools. There is a plethora of walking routes that radiate from the village up through the surrounding countryside to join the Cotswold Way.**

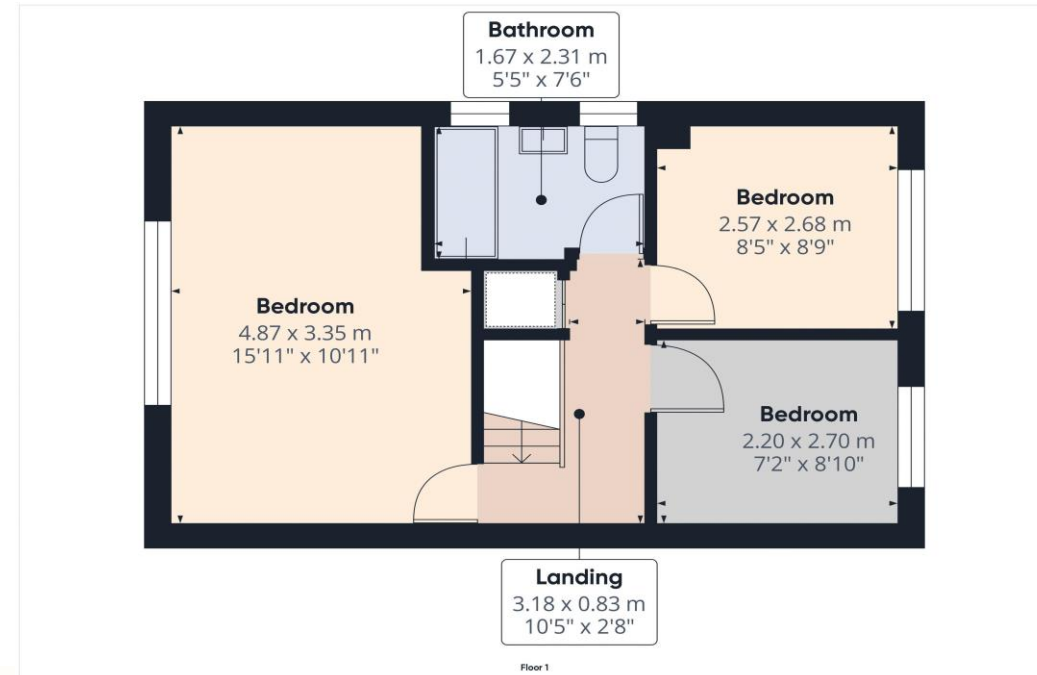
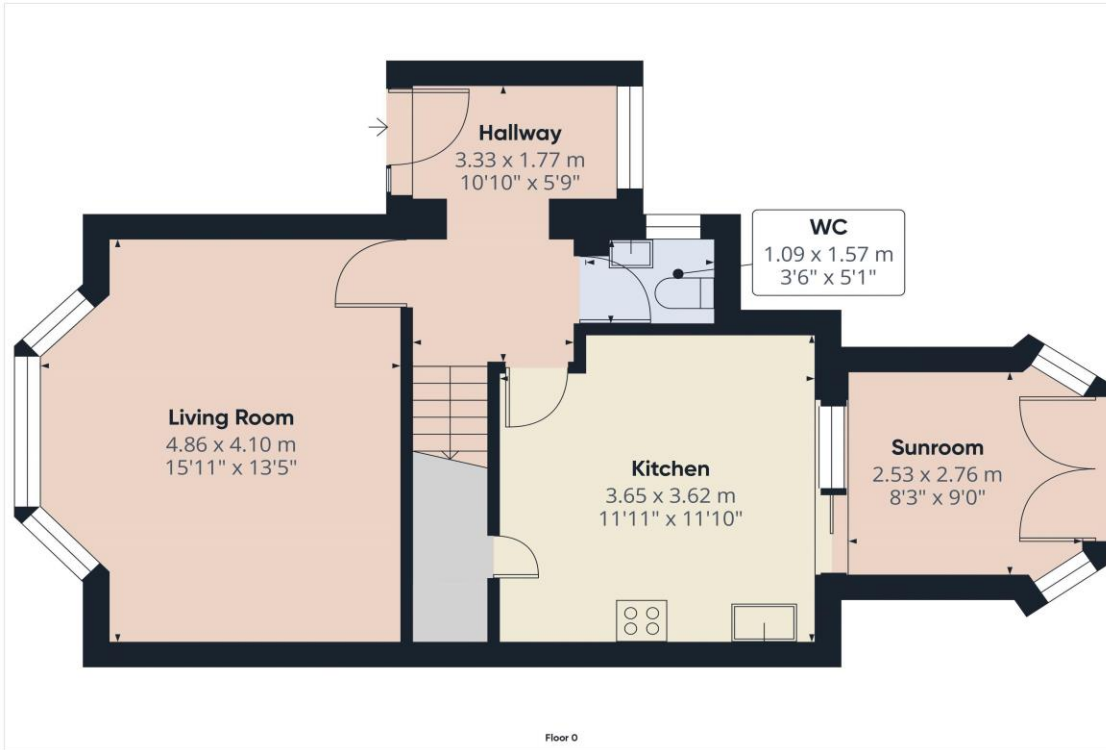
**Tenure Freehold**

**Local Authority** Stroud

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band** C





**Head Office**  
 TG Sales & Lettings  
 48 Stroud Road  
 Gloucester  
 Gloucestershire  
 GL1 5AJ  
**Tel:** 01452 311776  
**Email:** info@tgres.co.uk  
**Website:** www.tgres.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.