HUNTERS®

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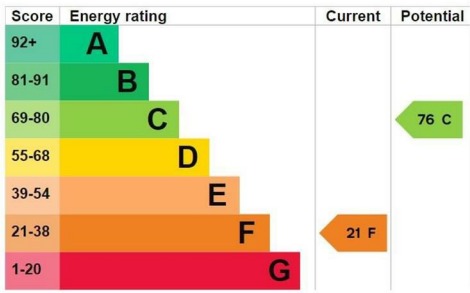
Seven Waters, Leonard Stanley, Stonehouse | Guide Price £269,500
Call us today on 01453 764912

Energy rating and score

This property's energy rating is F. It has the potential to be C.



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.

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**** NO CHAIN **** Hunters Estate Agents are delighted to offer this 2 bedroom semi-detached cottage with loft room. The property comprises of an entrance porch, sitting room, kitchen/dining room and rea porch to the ground floor. The first floor has 2 bedrooms and the family bathroom. The top floor has a loft room. Further benefits include garage, rear garden, views at the front, double glazing and many character features.

SITUATION
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.

PORCH
Wooden framed entrance door & windows

DINING ROOM
14'0" x 9'1"
Wooden framed double glazed window to rear, radiator, exposed brick & beams and gas back boiler. Please note, the dining room has a low ceiling.

KITCHEN
10'7" x 3'6"
Range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, space for cooker, fridge & washing machine.

SITTING ROOM
18'11" x 10'0"
Wooden framed double glazed window to front, radiator, gas log burner, exposed beams & bricks & stairs to first floor.

PORCH
Wooden framed door & window to front.

FIRST FLOOR LANDING
Stairs to loft room, wooden flooring and beams.

BEDROOM ONE
14'2" x 10'0"
Wooden framed double glazed window to front with views, radiator, exposed brick & beams and wooden flooring.

BEDROOM TWO
10'9" x 9'4"
Wooden framed double glazed window to rear, radiator, wooden flooring, cupboard containing hot water tank and access to loft space.

BATHROOM
Low level WC, pedestal wash basin, panelled bath, shower off mains, splashback tiling, radiator, wooden flooring and wooden framed double glazed & frosted window to rear.

TOP FLOOR

LOFT ROOM
10'11" x 10'0"
Wooden framed double glazed window to side, radiator, wooden flooring and exposed brick & beams.

EXTERIOR
The front & side garden are laid to lawn, patio area and has bedding areas.

The rear garden is mainly laid to lawn. Further benefits include patio area, shed, bedding areas, greenhouse and vegetable patch.

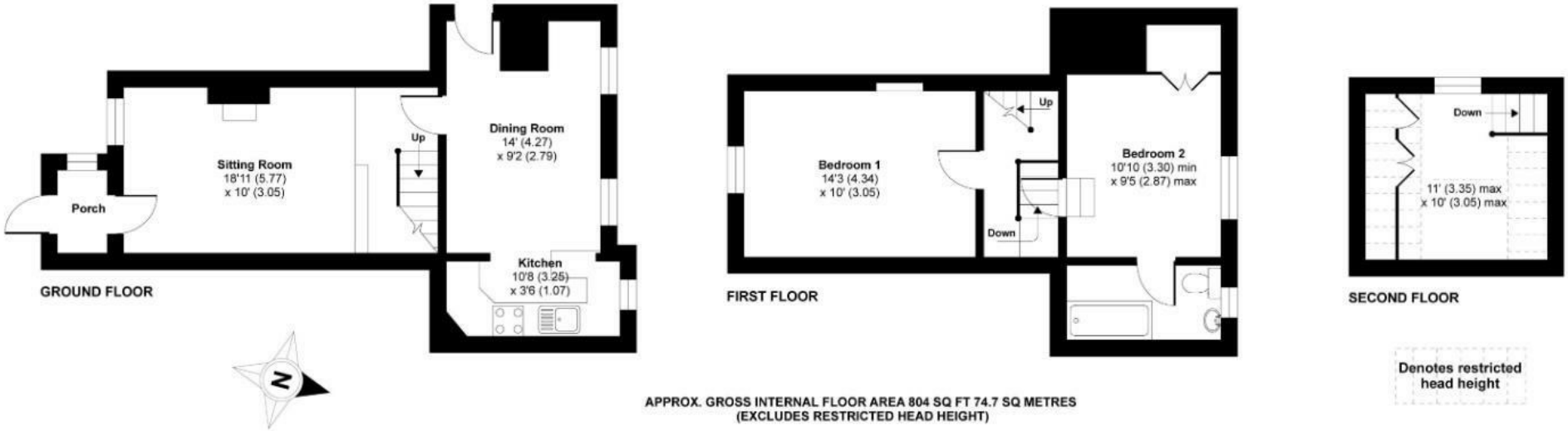
GARAGE
Single garage. The garage is accessed via a driveway to the left handside of the property.

TENURE
Freehold

COUNCIL TAX BAND
The council tax band is C.

GOLD AT BRITISH PROPERTY AWARDS

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.



APPROX. GROSS INTERNAL FLOOR AREA 804 SQ FT 74.7 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT)

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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