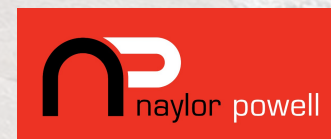




6 The Woodlands, Leonard Stanley GL10 3NW
£365,000



6 The Woodlands, Leonard Stanley GL10 3NW

• Semi-detached house over two floors • Three bedrooms • Living room and additional family room/diner • South facing garden • Garage with the benefit of light and power and driveway parking for two vehicles • Desirable village location of Leonard Stanley • CHAIN FREE • Freehold • Council tax band C (£2,147.89) • EPC rating E50

£365,000



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

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

Entrance Hall

uPVC double-glazed door to entrance hall with uPVC double-glazed window to front elevation. Access to living room, kitchen, under-stairs cupboard and stairs rising to the first floor.

Living Room

uPVC double-glazed window to front elevation. Gas fireplace.

Family Room/Diner

uPVC double-glazed French doors to garden and uPVC double-glazed window to rear elevation.

Kitchen

uPVC double-glazed door to side and uPVC double-glazed window to front elevation. Range of wall and base units with appliances to include integrated fridge, oven and microwave.

Bedroom One

uPVC double-glazed window to front elevation. Built-in wardrobe.

Bedroom Two

uPVC double-glazed window to rear elevation.

Bedroom Three

uPVC double-glazed window to front elevation.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over.

Outside

The front of the property provides privacy via shrubs, a

driveway providing off-road parking for two vehicles and a single garage with utility to the rear and an electric door. There is gated access to the rear garden which is fully enclosed and offering a private entertainment space. There is a patio area for alfresco dining and the remainder of the garden is laid to lawn.

Location

The popular village of Leonard Stanley is situated approximately seven miles from the city of Gloucester and around thirty miles from Bristol. It is easily accessible by road with Junction 13 of the M5 motorway just three miles away. The village offers, a Primary School, playgroup, pub, baby and toddler group, cricket and football clubs, social club and bus service. The property is a short journey to Stonehouse where local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

Material Information

Tenure: Freehold.

Council tax band: C.

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

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

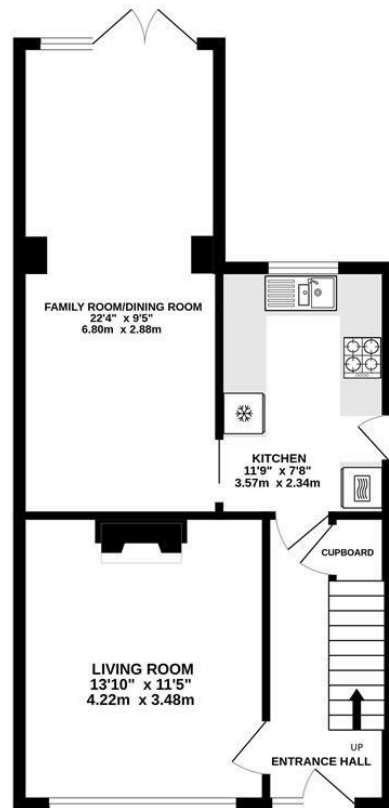
Heating: gas central heating.

Broadband speed: 6 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

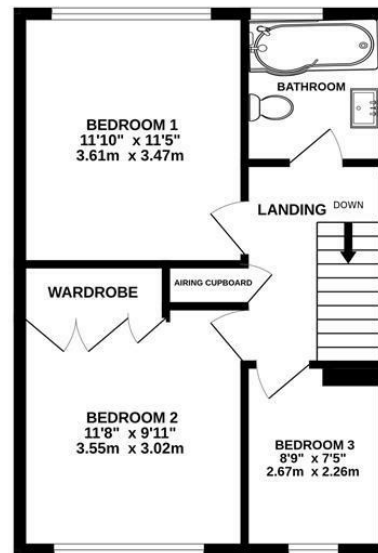
Mobile phone coverage: EE, Three, O2 and Vodafone.



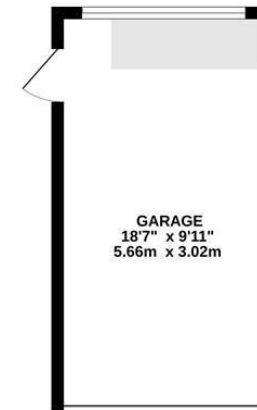
GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



GARAGE
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

