

18 Seven Waters, Leonard Stanley GL10 3NY

£259,200

naylor powell

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• Mid-terrace house with accommodation across three floors • Three spacious double bedrooms • Two versatile reception rooms • Additional landing space that can be utilised as a study/office • Generous garden • Well established village location of Leonard Stanley • CHAIN FREE • Freehold • Council tax band C (£2,147.89) • EPC rating D61

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

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Porch
uPVC double-glazed door to porch and uPVC double-glazed door to living room. uPVC double-glazed windows surrounding.

Living Room
uPVC double-glazed window to front elevation. Electric fireplace. Radiator.

Dining Room
uPVC double-glazed window to rear elevation. Two storage cupboards. Access to kitchen. Radiator.

Kitchen
uPVC double-glazed door to garden and uPVC double-glazed window to rear elevation. Range of wall and base units with stainless steel sink with mixer tap and drainer. Space for freestanding cooker, fridge/freezer and washing machine. Larder cupboard. Radiator.

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

Bedroom One
uPVC double-glazed window to front elevation. Built-in units.

Bedroom Two
uPVC double-glazed window to front elevation. Feature fireplace.

Bedroom Three
uPVC double-glazed window to rear elevation. Built-in unit with desk. Storage cupboard.

Landing
Single-glazed Velux window. Ideal for study area.

Outside
The garden is generous in size and provides ample space for growing plants and enjoying the outside. Immediately outside the kitchen door is a patio space leading to the access gate and a pergola for taking advantage of some shade. Up the steps is a patio space, lawn and soil area. There is a green house and storage shed.

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), 54 Mbps (superfast) and 10,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.





GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.

2ND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



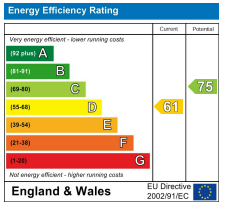
TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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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