



18 Brimley, Leonard Stanley, Stonehouse, Gloucestershire, GL10 3LZ  
£185,000

**PETER JOY**  
Sales & Lettings



## 18 Brimley, Leonard Stanley, Stonehouse, Gloucestershire, GL10 3LZ

Offered CHAIN FREE - a spacious three bedroom bungalow enjoying a quiet spot within this popular residential road in Leonard Stanley with large rear garden

ENTRANCE HALL, WET ROOM, THREE BEDROOMS, SITTING ROOM/DINING ROOM, KITCHEN/BREAKFAST ROOM AND GARDENS

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





## Description

18 Brimley is a semi detached bungalow tucked away in a quiet position, yet within easy walking distance of all the village amenities. The property has been in the same ownership since 1985 and has clearly been well cared for during that time. It now offers an excellent opportunity for a new owner to update and modernise to their own taste.

Constructed from prefabricated panels beneath a pitched roof, the bungalow provides surprisingly spacious and well laid out accommodation. The front door is centrally located and opens into a welcoming hallway. To the right is a generous 18' sitting/dining room, a bright and comfortable space with a large picture window overlooking the front garden and enjoying pleasant views towards Penn Wood. From here, a door leads through to the kitchen/dining room, fitted with a range of modern units and giving direct access to the rear garden. There are three well proportioned bedrooms together with a bathroom which has been adapted into a modern wet room for convenience.

## Outside

The front garden is enclosed and offers scope to create off road parking, subject to the necessary consents. The rear garden is a particularly attractive feature, level, of good size, and providing plenty of potential for landscaping. Fenced and hedged boundaries ensure a good degree of privacy, and there is also a useful timber built shed.

## Location

Leonard Stanley and neighbouring Kings Stanley are popular Villages to the West of Stroud. This location offers easy access to open countryside, local amenities including a primary school, tennis court, cricket club and social club. Amenities at Kings Stanley include a post office and supermarket. The nearby town of Stonehouse offers a wider range of amenities to include a post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and junction 13 of the M5 Motorway is approximately 3 miles away.

## Directions

From our Nailsworth office turn left and proceed towards Stroud on the A46. Upon reaching Lightpill turn left just past Aldi onto the Dudbridge Road and follow the signposts for Stonehouse. Proceed along the bypass and at the second lot of lights turn left sign posted Kings/Leonard Stanley. Continue into Kings Stanley village passing the Kings Head Public House on your left and the Co-op/Post office on your right and continue on the road around to the right. The entrance to Brimley can be found on the right-hand side signposted Brimley. Follow the road around where number 18 can be found on the right hand side identified by our for sale board.

## Agents note

The property is of non standard construction and this build method is not accepted by every mortgage Lender. Buyers are advised to make enquiries with their lender, prior to making any financial commitment to purchase the property.

This property is being sold on behalf of executors and it is marketed subject to obtaining the grant of probate.

## Property information

The property is freehold. Electric heating, mains water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# 18 Brimley, GL10 3LZ

Approximate Gross Internal Area = 83.7 sq m / 901 sq ft

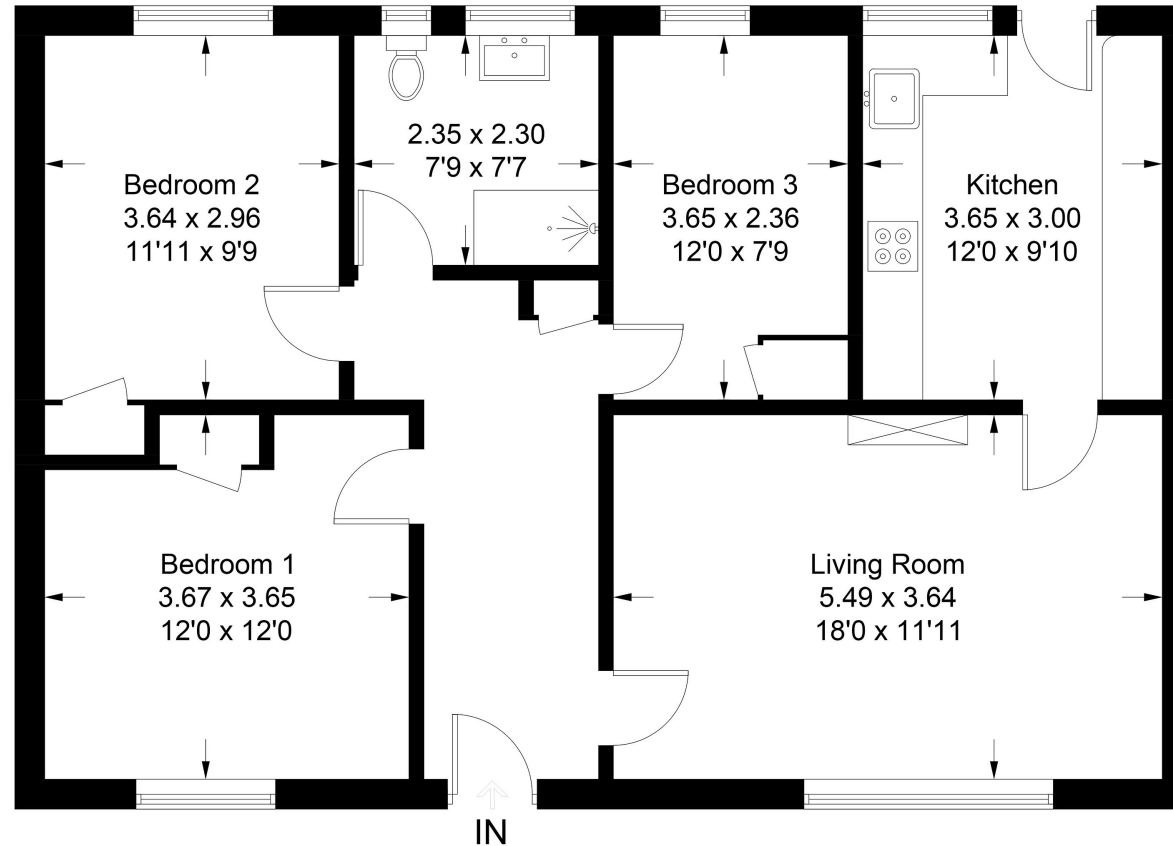


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237701)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(27-38) <b>F</b>	35	
(1-26) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.