



351 Painswick Road

, Gloucester, GL4 4DD

Offers in excess of £375,000



Introducing a rare opportunity to own a piece of history with this captivating three-bedroom detached cottage, perfectly situated on the edges of the highly sought-after Upton St Leonards. This unique property invites you with its abundant character, from the exposed beams that whisper tales of yesteryear's, to the warm embrace of its Cotswold stone finish, and the cozy ambiance created by the log-burning stove. The accommodation comprises of: Entrance porch, a beautifully appointed lounge packed full of character. Modern fitted kitchen, utility, ground floor bathroom & study. Upstairs are three bedrooms & shower room.

Outside to the rear we have a wonderfully maintained garden with parking directly to the side.



Entrance Porch 5'10" x 3'7" (1.80 x 1.11)

Approached via Upvc double glazed front door, Upvc double glazed windows to both sides, door through too:

Hallway

Stairs leading to first floor, exposed brickwork, door too:

Lounge/Diner 21'6" x 11'11" (6.56 x 3.65)

Upvc double glazed windows to front & windows to both sides, television point, two radiators, power points, exposed brickwork. log burner, under stairs storage cupboard, door too:

Kitchen 12'9" x 10'4" (3.91 x 3.17)

Two Upvc double glazed windows to rear & one to front, eye & base level units with roll edge work tops, sink/drain, cooker point, breakfast bar, built in fridge/freezer, laminate flooring, power points.

Ground Floor Bathroom 10'0" x 7'2" (3.07 x 2.19)

Upvc frosted double glazed windows to front, paneled bath with shower over, two pedestal wash hand basins, partly tiled walls, extractor fan, door too:

Cloakroom 3'8" x 2'10" (1.14 x 0.88)

Upvc frosted double glazed window to rear, low level wc, tiled walls.

Rear Hallway

Stairs up to office & stairs leading down to utility.

Office 11'3" x 9'4" (3.45 x 2.87)

Upvc double glazed windows to rear, power points, storage cupboard.

Utility Room 272'11" x 9'3" (83.20 x 2.83)

Upvc double glazed door to rear & windows to both side & rear, eye & base level units with roll edge work tops, sink/drain, space & plumbing for appliances, wall mounted combination boiler, radiator,

First Floor Landing

Upvc double glazed window to side, stairs leading to top floor, doors to bedrooms 1,2 & shower room.

Bedroom 1 12'2" x 9'2" (3.72 x 2.80)

Upvc double glazed windows to front, radiator, power points.

Bedroom 2 9'1" x 8'9" (2.78 x 2.69)

Upvc double glazed window to side, radiator, power points, recessed down lights.

Shower Room 6'3" x 6'0" (1.93 x 1.84)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled walls. tiled flooring.

Bedroom 3 13'6" x 15'7" (4.14 x 4.77)

Two velux windows to rear, Upvc double glazed window to side, radiator, power points, eaves storage.

Rear Garden

A beautifully maintained garden which is partly paved, mainly laid to lawn, two sheds, cold water tap, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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