



Vancouver Heights, Rance Pitch

Upton St. Leonards, Gloucester, GL4 8AD

£475,000



Murdock & Wasley Estate Agents are thrilled to introduce this superb three-bedroom detached bungalow to the open market. Located in a popular and sought-after village, this property is offered with no onward chain. The spacious accommodation includes a master bedroom with an en-suite, two reception rooms, and an enclosed south facing garden. Additionally, the property features a garage and off-road parking for two vehicles.

We feel this property will be extremely popular and highly advise scheduling an early viewing to avoid disappointment !



Entrance Hall

Accessed via upvc double glazed door, power point, radiator, coving, access to loft space with drop down ladder. Doors lead off:

Dining Room

Power points, coving, radiator, space for dining table, rear aspect upvc double glazed French doors.

Kitchen

Range of base, wall and drawer mounted units, roll ledge worktops, one and half bowl sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring gas hob and extractor hood over, space for washing machine, fridge/ freezer and breakfast table. Inset ceiling spotlights, radiator, coving, partly tiled walls, front and rear aspect upvc double glazed windows.

Living Room

Tv point, power points, radiator, coving, side aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

Bedroom One

Tv point, telephone point, power points, radiator, coving, two side aspect upvc double glazed windows. Door to:

En-Suite

Suite comprising step in double shower cubicle with shower off the mains, pedestal wash hand basin, low level wc. LVT flooring, shaver point, fully tiled walls, radiator, side aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, coving, telephone point, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, coving, side aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin. Radiator, fully tiled walls, front aspect upvc double glazed window.

Outside

To the front of the property there is a private driveway shared with the neighbouring property, this leads to the block paved driveway for Vancouver Heights which provides off road parking for two vehicles and in turn leads to the:

Garage

Accessed via up 'n' over door, gas fired boiler, power points, rear aspect upvc double glazed door to garden.

One of the real highlights of this bungalow are the South/ West facing gardens. There is a simple low maintenance side garden, and then the main large rear garden – a lovely private garden with different areas of interest. There is a central lawn area with a majestic mature oak tree in the corner, some side flower beds and then an extensive patio that wraps around the whole rear of the bungalow - the perfect place for a morning coffee or evening glass of wine.

Agents Note

- We are advised that the Oak Tree in the rear garden is subject to a TPO. For more information please contact the office.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: E

Awaiting Vendor Approval

These 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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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