



50 Woodland Green

Upton St. Leonards, Gloucester, GL4 8BE

Offers in excess of £260,000



We are delighted to welcome to the open market this three-bedroom semi-detached family home located in the ever-popular village of Upton St Leonards. This much-loved home is perfectly suited, in our opinion, to first-time buyers. The accommodation comprises of: Entrance hallway, kitchen, lounge/diner, three bedrooms & bathroom. Outside we have an enclosed garden with GARAGE & parking also included.

Upton St Leonards is a highly desirable village location on the outskirts of Gloucester, providing access to Cheltenham, Stroud and beyond. This village offers a primary school with outstanding ofstead report, local shop and post office, hairdressers, public house and community centre.



Entrance Hallway

Approached via Upvc double glazed front door, power points, stairs leading to first floor with under-stairs storage. Door too:

Lounge/Diner 24'9 x 11'6 (7.54m x 3.51m)

Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, two radiators, power points, laminate flooring, archway to:

Kitchen 8'11 x 8'5 (2.72m x 2.57m)

Upvc double glazed window & door to rear, eye & base level units with roll edge work surfaces, sink/drain, electric double oven with separate induction hob & hood, space for appliances, recessed down lights, power points, laminate flooring.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 12'10 x 11'9 (3.91m x 3.58m)

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

Bedroom 2 11'8 x 8'7 (3.56m x 2.62m)

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

Bedroom 3 8'10 x 7'10 (2.69m x 2.39m)

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

Bathroom 6'7 x 6'1 (2.01m x 1.85m)

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, cold water tap, gated rear access.

Garage

Up & over door with power & lighting. Combination boiler.

Tenure

Freehold.

Services

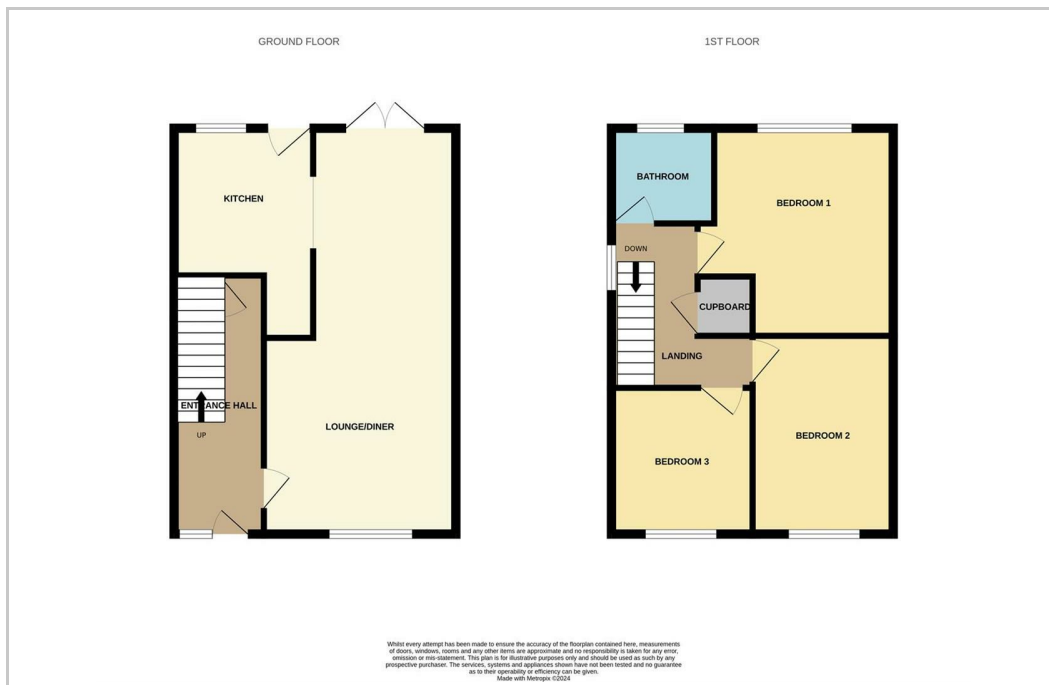
Mains water, gas, electricity & drainage.

Local Authority

Stroud District Council- Band B

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			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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