



30 Staite's Orchard

Upton St. Leonards, Gloucester, GL4 8BG

£500,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this much loved family home which is being offered for sale with NO ONWARD CHAIN. Internal accommodation offers space in abundance on both floors & is perfectly suited to all families looking to live in a fantastic village setting.

On the ground floor we have: Entrance hallway, cloakroom, two reception rooms & kitchen. Upstairs are four double bedrooms & bathroom. Outside we have an enclosed rear garden with further gardens to the front along with a GARAGE & DRIVEWAY.

Further benefits also include Upvc double glazing throughout, gas central heating & is being offered for sale with NO CHAIN. Situated in the highly desirable semi-rural village of Upton St Leonards is this well-proportioned, detached, family home. Also within walking distance of the well-considered village primary school and the excellent amenities as well as countryside walks. Well positioned giving good access to the motorway network this family home has much to offer.



Entrance Hallway

Approached via Upvc double glazed front door, laminate wood flooring, radiator, central heating thermostat, stairs leading to first floor with under-stairs storage. Doors to cloakroom, lounge, dining room & kitchen.

Cloakroom

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, partly tiled walls, tiled flooring, towel rail.

Kitchen 12'10 x 10'3 (3.91m x 3.12m)

Upvc double glazed windows to rear, double glazed door to side, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, space for appliances, partly tiled walls, power points, wooden flooring, radiator.

Lounge 19'4 x 11'11 (5.89m x 3.63m)

Upvc double glazed windows to front & sliding patio doors to rear garden, television point, two radiators, power points.

Dining Room 12'10 x 12'4 (3.91m x 3.76m)

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

First Floor Landing

Upvc double glazed window to front, access to loft via hatch, airing cupboard. Doors to all rooms.

Bedroom 1 12'8 x 12'5 (3.86m x 3.78m)

Upvc double glazed windows to front, radiator, power points, range of fitted wardrobes.

Bedroom 2 11'10 x 10'0 (3.61m x 3.05m)

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

Bedroom 3 13'0 x 10'4 (3.96m x 3.15m)

Upvc double glazed windows to rear, radiator, power points, fitted cupboards,

Bedroom 4 11'10 x 9'0 (3.61m x 2.74m)

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

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator, extractor fan.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, a selection of mature trees, flower & shrub borders, cold water tap, gated side access.

Garage

Up & over door with power & lighting. Rear door to garden. Double glazed Upvc window to rear.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

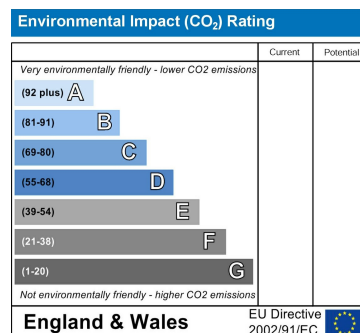
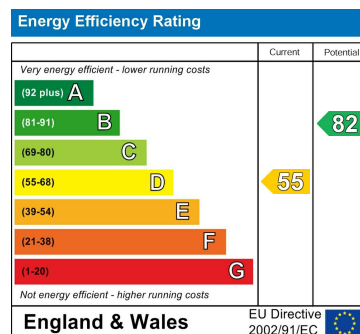
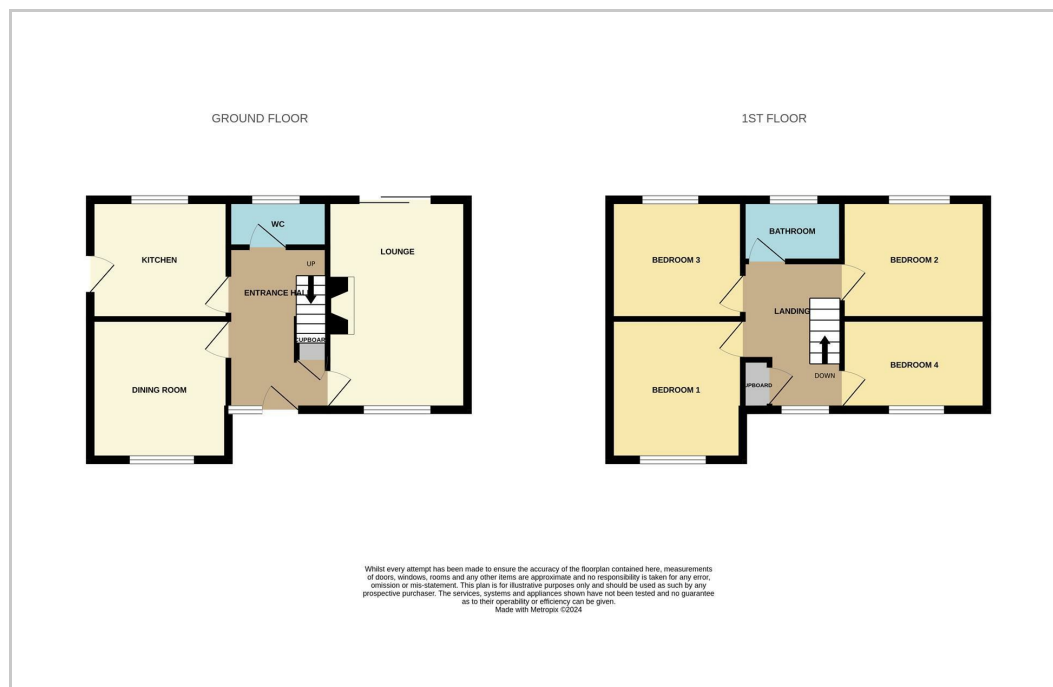
Stroud District Council- Band E

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.

Front Garden

An area which is mainly laid to lawn with selection of fruit trees & shrub borders, Off road parking for three vehicles.



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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