



Upton St. Leonards, Gloucestershire, GL4 8EA

£374,950

2 2

Ref: NE0738

Lovely 2 bedroom semi detached cottage set back off the road down a small lane in the sought after village of Upton St. Leonards, a charming village on the outskirts of Gloucester, offering a perfect blend of rural tranquility and modern convenience. Surrounded by beautiful countryside, it boasts a strong community spirit, a well regarded primary school, a local pub, and village amenities. With excellent transport links to Gloucester, Cheltenham, Stroud and the M5, it's ideal for commuters. This delightful two bedroom cottage combines character and comfort, featuring a cozy living room space, a modern kitchen and a lovely garden. This property offers a peaceful village lifestyle while being just minutes from the city's amenities and with scope to extend (STPP).

Offered for sale with NO ONWARD CHAIN. Viewing highly recommended.

- Semi Detached Cottage
- 2 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Dressing Room
- Village Location



Floor Area: 973 sq. ft.

Tenure: Freehold

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
	56	83
England & Wales	EU Directive 2002/91/EC	

