

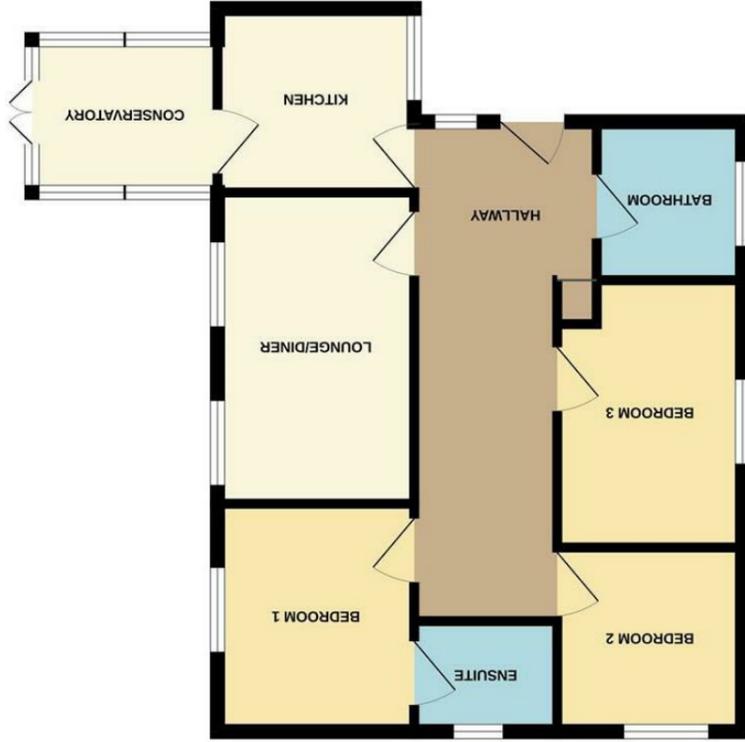


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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (102-149 g/kWh) Yellow-Green C (149-175 g/kWh) Yellow D (175-214 g/kWh) Orange E (214-253 g/kWh) Red-Orange F (253-292 g/kWh) Red G (292-354 g/kWh) Dark Red



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or energy class rating.



GROUND FLOOR



4 Walton Close
 Upton St. Leonards, Gloucester GL4 8BL



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£365,000

An individual three bedroom detached bungalow tucked away in a desirable cul-de-sac location and offered to the market with no onward chain.

The accommodation comprises entrance hall, kitchen, conservatory, lounge/diner, three bedrooms with the master bedroom having an en-suite shower room and a family bathroom.

Additional benefits include upvc double glazing, gas fired central heating, beautifully landscaped private rear garden, off road parking and a detached single garage.

Upton St Leonards is a village in the English county of Gloucestershire. Forming part of the district of Stroud, it is a mile or so north of the A46 road between Stroud and Cheltenham.

The village has two four-star hotels; Bowden Hall – an elegant Georgian hotel set in 12 acres of park and woodland and Hatton Court Hotel - An ivy-covered country house with lawned gardens set on the edge of the Cotswolds.

There is a Church, a pub, a primary school, a post office and a village hall.

The village has won the Bledisloe Cup for the Best Kept Village in Gloucestershire in the large village category more than 20 times.



Upvc part glazed door with matching side panels leads into:

ENTRANCE HALL

Radiator, access to roof space, two coat cupboards.

KITCHEN

12'2" x 17'5" (3.73 x 5.33)

A range of base, drawer and wall mounted units, tiled splashbacks, stainless steel sink and drainer with mixer tap over, gas hob with extractor fan over, electric oven, space and plumbing for automatic washing machine, breakfast bar area, radiator, wall mounted Valliant central heating and domestic hot water boiler, upvc double glazed window to front aspect, upvc double glazed window into the conservatory, wooden part glazed door leading into the:

CONSERVATORY

10'2" x 8'8" (3.11 x 2.66)

Brick dwarf wall construction, upvc windows, power points, tv point, wall light, upvc double glazed French doors opening onto the garden.

LOUNGE/DINER

18'8" x 11'6" (5.7 x 3.53)

Stone fireplace with gas fire inset, power points, double radiator, upvc double glazed window to rear aspect overlooking the garden, sliding wooden double glazed patio door.

MASTER BEDROOM

11'8" x 10'2" (3.58 x 3.10)

Mirror fronted sliding doors giving access to a fitted wardrobe with hanging and shelving, radiator, power points, upvc double glazed window overlooking the private rear gardens, door into:

EN-SUITE SHOWER ROOM

Cream coloured suite with pedestal wash hand basin, close coupled w.c, fully tiled shower cubicle, fully tiled walls, radiator, tiled flooring, upvc double glazed obscure window to side aspect.

BEDROOM TWO

10'1" x 8'9" (3.08 x 2.67)

Double doors to fitted wardrobe with shelving, power points, radiator, upvc double glazed window to side aspect.

BEDROOM THREE

10'2" x 6'11" (3.11 x 2.11)

Fitted wardrobe with hanging rail and shelving, power points, radiator, upvc double glazed window to side aspect.

BATHROOM

Coloured suite with pedestal wash hand basin, low level w.c, panelled bath, fully tiled walls, radiator, upvc double glazed obscure window to side aspect.

OUTSIDE

To the front there is a pathway leading to the front door and gated access at the side leads to the low maintenance side garden which is laid to gravel. There is also a driveway providing off road parking which in turn leads to a:

SINGLE DETACHED GARAGE

Roller up and over door, window, personal door.

The rear garden is mainly laid to lawn with a variety of mature trees, shrubs, bushes, a patio area, a feature pond and is enclosed by brick walling and timber panel fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: E

Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Glos. GL5 4UB.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Painswick road turn left into Upton Hill and proceed into the village of Upton St Leonards passing through Ranch Pitch and Churchfield Road. Turn left into Walton Close cul-de-sac where the property can be found on the right hand side with our For Sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

