STEVE GOOCH
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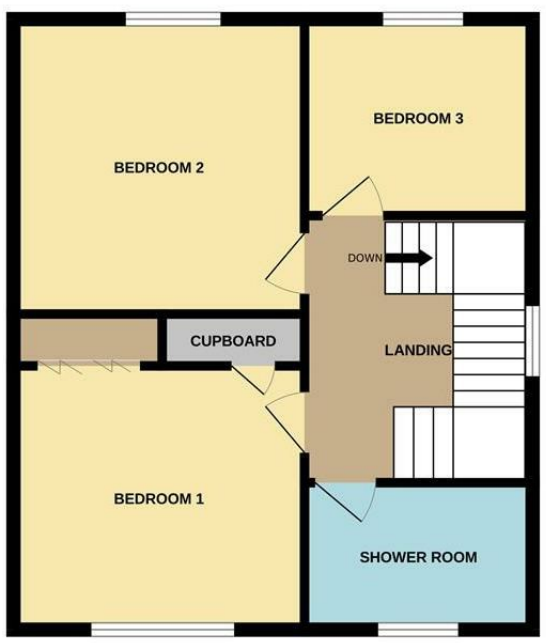
# 12 Staites Orchard
Upton St. Leonards, Gloucester GL4 8BG

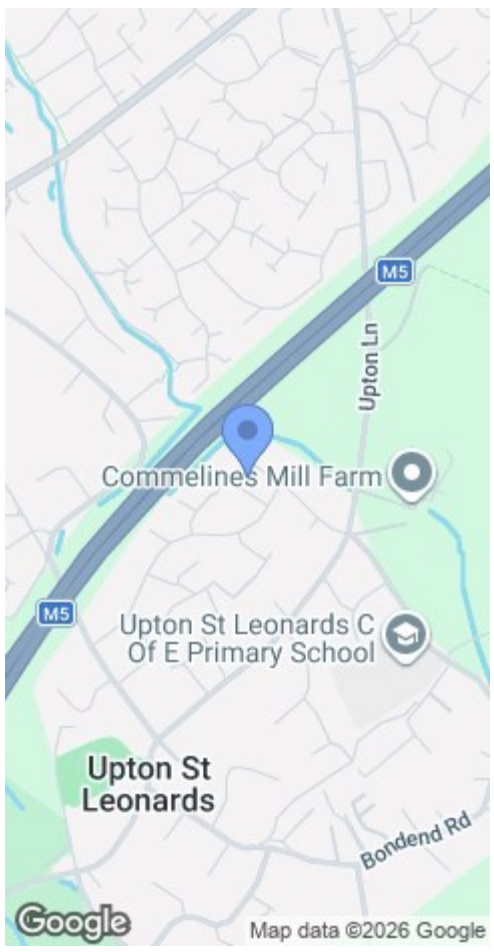


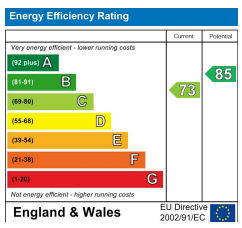
GROUND FLOOR

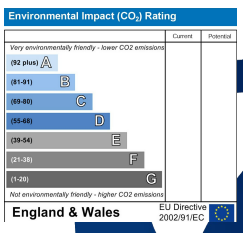



1ST FLOOR




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# Offers Invited £365,000

A WELL PRESENTED THREE BEDROOM EXTENDED LINK DETACHED FAMILY HOME situated in a DESIRABLE VILLAGE LOCATION offering OFF ROAD PARKING and a SPACIOUS 25FT LIVING ROOM. Offered to the market with NO ONWARD CHAIN.

The accommodation comprises entrance hall, cloakroom, living room, kitchen/diner whilst on the first floor three bedrooms and shower room.

Additional benefits include UPVC DOUBLE GLAZING THROUGHOUT, GAS FIRED CENTRAL HEATING and a WORKSHOP.

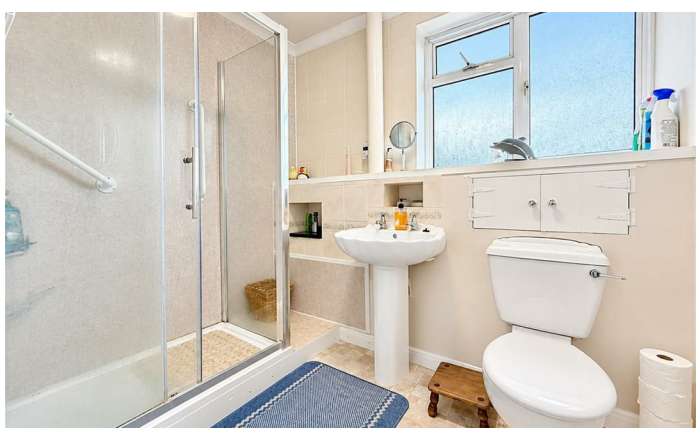
Upton St Leonards is a village in the English county of Gloucestershire. Forming part of the district of Stroud, it is a mile or so north of the A46 road between Stroud and Cheltenham.
The village has two four-star hotels; Bowden Hall – an elegant Georgian hotel set in 12 acres of park and woodland and 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 double glazed door leads into:

## ENTRANCE HALLWAY
Doors leading off, stairs leading off with storage cupboard below, radiator, a further storage cupboard, power points.

## LIVING ROOM
25'1" x 11'11" (7.65m x 3.65m )
Former open fireplace, two radiators, power points, upvc double glazed bow window to front elevation, upvc double glazed sliding doors to rear elevation onto the garden.

## KITCHEN/DINER
18'1" x 10'11" (5.53m x 3.35m )
White Shaker style kitchen comprising a range of base, drawer and wall mounted units, marble effect roll edge worksurface, one and a half bowl ceramic sink and drainer with a mixer tap, tiled splashback, plumbing for automatic washing machine, electric hob and oven with extractor, integrated dishwasher, integrated undercounter fridge and separate freezer, dimmer switch, power points, radiator, upvc double glazed window to rear elevation, upvc double glazed door to side elevation.

## CLOAKROOM
Low level w.c., wall mounted wash hand basin with a vanity unit, tiled splashback, heated towel rail, upvc double glazed opaque window to side elevation.

From the entrance hallway stairs lead to the first floor.

## LANDING
Access to loft space, dimmer switch.

## BEDROOM 1
11'11" x 10'2" (3.65m x 3.12m)
Built in wardrobe, airing cupboard with a wall mounted Worcester combination boiler, radiator, power points, upvc double glazed window to front elevation.

## BEDROOM 2
12'7" x 10'0" (3.85m x 3.06m)
Power points, radiator, dimmer switch, upvc double glazed window to rear elevation.

## BEDROOM 3
9'9" x 9'5" (2.99m x 2.89m )
Power points, radiator, dimmer switch, upvc double glazed window to rear elevation.

## SHOWER ROOM
Shower cubicle, low level w.c., pedestal wash hand basin, tiled splashback, shaver point, radiator, upvc double glazed opaque window to front elevation.

## WORKSHOP
26'9" x 8'2" (8.17m x 2.5m )
Power, lighting, upvc double glazed door and window to front elevation. wooden door to rear elevation.

## OUTSIDE
To the front there is a lawned area, side access with an outside tap and a paved driveway providing off road parking for one vehicle.

The rear garden is primarily laid to lawn with shrub, plants, a wooden built garden shed having power and lighting and a further garden shed. There are double wooden gates at the rear leading onto a paved hardstanding providing additional parking.

## 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: D
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 Abbeydale Morrisons take Abbeymead Avenue and at the traffic lights turn right into Upton Lane and continue along here going over the motorway bridge then take the first right into Staites Orchard where the property can be found on the left hand side.

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