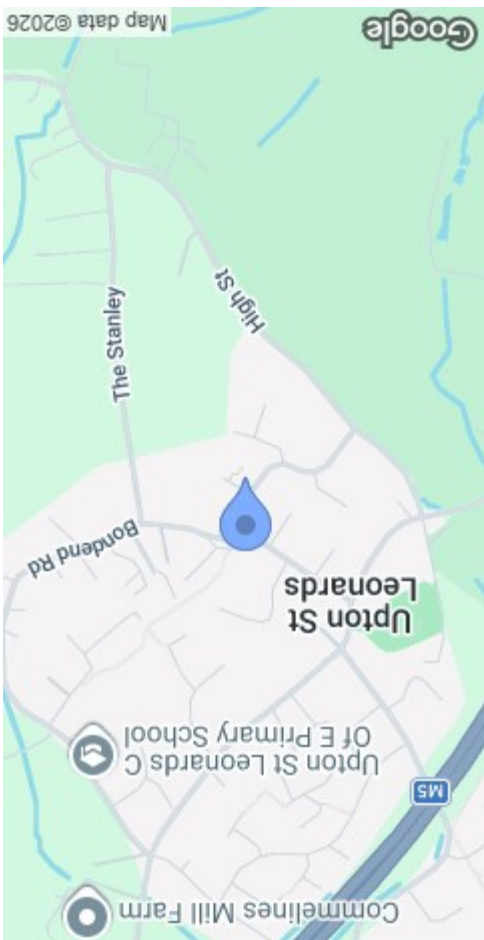
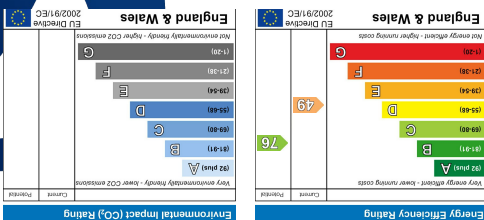




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and areas are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



7A Perry Orchard
 Upton St. Leonards, Gloucester GL4 8EH

£160,000

A spacious ground floor maisonette in a desirable village location offered with no onward chain.

The accommodation comprises entrance hall, living room, kitchen, double bedroom and bathroom.

Additional benefits include single en-bloc garage, upvc double glazing and electric heating.

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 door with a double glazed window leads into:

ENTRANCE PORCH

Plumbing for a washing machine, power point, upvc double glazed windows to front and side elevations, a further upvc door with double glazed windows leads into:

ENTRANCE HALLWAY

Storage cupboard housing electric water heater, various doors leading off.

LIVING ROOM

19'8" x 11'1" (6m x 3.40m)

Power points, electric heater, upvc double glazed windows to front elevation.

KITCHEN

9'3" x 7'7" (2.83m x 2.32m)

A range of base, drawer and wall mounted units, roll edge work surface, enamel one and a half bowl sink and drainer with a mixer tap, integrated fridge/freezer, power points, upvc double glazed window to front elevation.

DOUBLE BEDROOM

16'4" x 10'2" (5m x 3.10m)

Storage cupboard with hanging rail, electric heater, power points, upvc double glazed windows to front and side elevations.

BATHROOM

White suite comprising panelled bath with electric shower, low level w.c., wall mounted sink with a mixer tap and vanity unit below, partially tiled walls.

OUTSIDE

There is an:

EN-BLOC GARAGE

Up and over door to front elevation.

SERVICES

Mains water, electricity 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: A
Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Glos. GL5 4UB.

TENURE

Leasehold.

LEASE

135 Years From 25/09/76.

MAINTENANCE CHARGES

£450.00 Per Annum.

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 heading towards Painwick turn left into Birchall Lane then take the first right into High Street then the first left into Perry Orchard where the property can be found on the right 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).