

# TG

SALES & LETTINGS



# Woodland Green, Upton St. Leonards, Gloucester Gloucestershire GL4 8BE

## Offers in the Region of £360,000

- Beautifully Extended family Home
- Village Location
- Lounge, Dining Room, Kitchen and Garden Bar
- High End Finishes Throughout
- Larger Plot Offers Ample Off Road Parking
- Walking Distance to Local School & Amenities
- Secured Onward Purchase Completing the Chain
- Genuine Turn Key Family Home

A beautifully presented and thoughtfully extended three-bedroom semi-detached family home, situated in the ever-popular village of Upton St Leonards being sold with a COMPLETE CHAIN.

Finished to an exceptional standard throughout, this superb property offers stylish, well-proportioned accommodation and truly is a turn-key home, perfect for families looking to move straight in with no work required.

The accommodation is bright, spacious and welcoming, enhanced by a carefully designed extension that creates fantastic living and entertaining space.

The ground floor features a lounge complete with a charming log burner, a versatile open-plan dining area and home office, and a stunning re-fitted kitchen boasting a Range Master cooker, integrated appliances and ample storage.

Upstairs, the property continues to impress with three well-sized bedrooms, with built-in wardrobes to bedrooms one and three. A beautifully re-fitted family bathroom and a spacious landing complete the internal accommodation.

Externally, the home benefits from ample off-road parking and a well-maintained rear garden. A real highlight is the fantastic entertaining space, complete with a brick-built bar, perfect for hosting family and friends all year round.

Located in the heart of Upton St Leonards, the property is ideally positioned for local amenities, highly regarded schools, and excellent transport links to Gloucester, Cheltenham and the surrounding countryside.

An outstanding family home in a highly sought-after village location.

Early viewing is strongly advised.



### Situation

Upton St Leonards is located approximately four miles from the historic Gloucester City Centre, offering a charming village location. It has a local store and post office, allotments, public house and primary school it also provides easy access to both the city centre, Cheltenham and Bristol, making it the ideal for working professionals, families and those seeking strong transportation links.

### Directions

### SATNAV postcode GL4 8BE

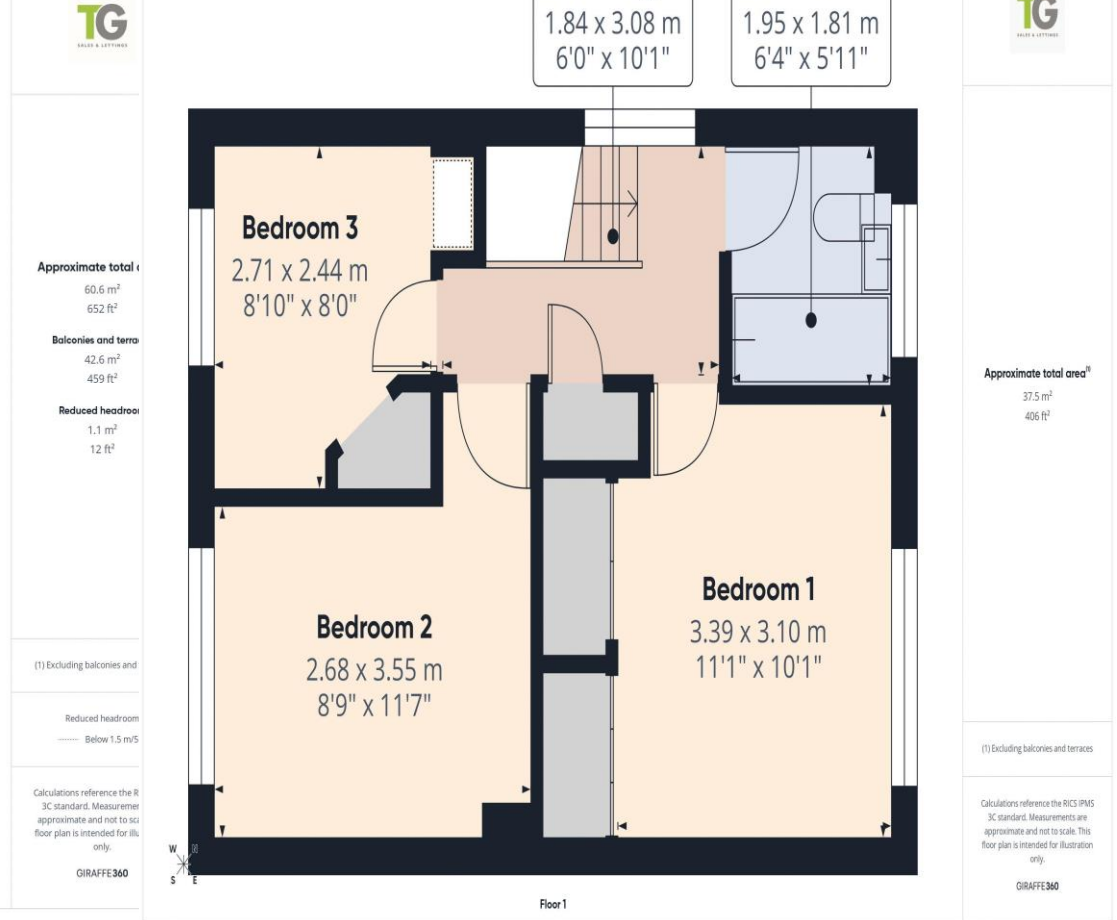
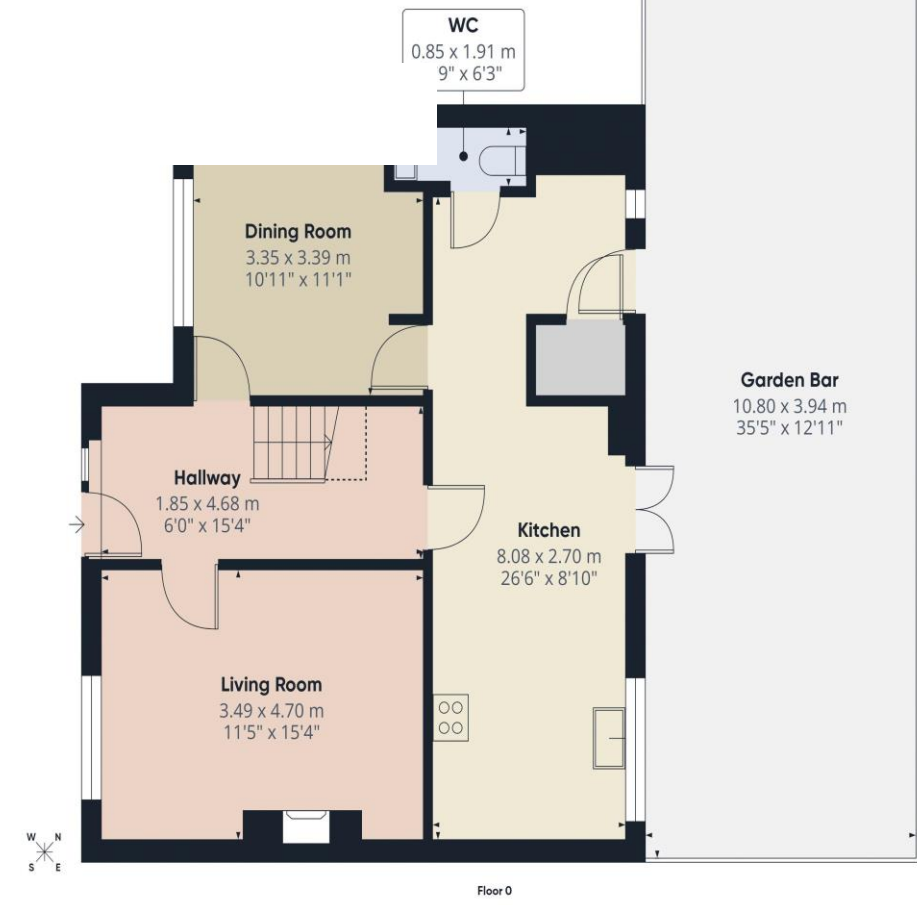
### Tenure Freehold

**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band C**





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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