

TG

SALES & LETTINGS



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

£289,950

- Three Bedrooms
- Open Plan Living
- Modern Bathroom
- Rear Parking
- Gas Central Heating
- No Onward Chain

The Property

TG Sales are delighted to welcome to the market this well presented three-bedroom home, situated in the ever-desirable Woodland Green in the heart of Upton St Leonards.

Step inside and you are welcomed via a large hallway into a bright and spacious open-plan living and dining area, thoughtfully designed to create a seamless flow throughout the ground floor. Stylish oak doors provide the option to separate the spaces when desired, while the layout continues effortlessly into the kitchen, making it ideal for both everyday living and entertaining. Large windows and views across the garden allow plenty of natural light to flood the home, enhancing the airy and inviting atmosphere.

Upstairs, the property offers three well-proportioned bedrooms, each providing a calm and comfortable retreat. The contemporary family bathroom is tastefully finished and conveniently serves all bedrooms.

Outside, the south facing garden offers excellent potential for outdoor dining and entertaining, with space for a patio area alongside a raised garden bordered by sleepers, adding character and structure to the outdoor space. The property also benefits from access to the garage, with potential for off-road parking available. Available with no onward chain.



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.

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 B





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