



63 Woodland Green, Upton St. Leonards, Gloucester, Gloucestershire, GL4 8BD

£279,950

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Farr & Farr Sales Lettings

63 Woodland Green, Upton St.
Leonards, Gloucester, GL4 8BD

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Overlooking a pleasant green, this three bedroom property offers surprisingly spacious accommodation throughout.

The front door opens into an entrance hall and through to an open plan living / dining room. A conservatory is accessed off the dining room and opens out to the rear garden. The kitchen completes the ground floor with a good range of units and pantry cupboard.

Stairs lead to the first floor landing with three good sized double bedrooms including two spacious doubles to the front. The bathroom is fitted with bath, shower and basin while a WC is accessed off the landing. A low maintenance garden is to the rear while an external cupboard provides vital storage.

Upton St Leonards is a popular village to the east of Gloucester and offers excellent access to local amenities and open countryside. The property is available with no onward chain.

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Entrance Hall

Front door with frosted glazing. Stairs to first floor. Radiator. Understairs Cupboard.

Living Room 11' 11" x 10' 9" (3.63m x 3.27m)

Double glazed window to front. Carpet. Radiator.

Dining Room 10' 4" x 9' 5" (3.15m x 2.87m)

Door to conservatory. Carpet. Radiator.

Kitchen 13' 6" x 10' 4" (4.11m x 3.15m)

Double glazed window and door to rear. Range of wall, base and drawer units. Sink with draining board and mixer tap. Part tiled walls. Tiled flooring. Radiator. Pantry cupboard.

Conservatory

Sliding door to rear garden. Vinyl flooring.

Storage

External access. Lighting and electric.

WC

Frosted double glazed window to rear. WC. Tiled walls and floors. Radiator.

First Floor Landing

Carpet. Access to loft via hatch. Cupboard housing combi boiler.

Bedroom One 12' 2" x 10' 9" (3.71m x 3.27m)

Double glazed window to front. Carpet. Radiator. Cupboard.

Bedroom Two 12' 3" x 9' 2" (3.73m x 2.79m)

Double glazed window to front. Carpet. Radiator. Cupboard.

Bedroom Three 11' 10" x 10' 3" (3.60m x 3.12m)

Double glazed window to rear. Carpet. Radiator. Cupboard

Bathroom

Frosted double glazed window to rear. Bath. Enclosed shower. Basin. Tiled walls and floor. Radiator. Extractor fan.

Rear Garden

Mostly laid to stones with an area of patio. Rear access. Fence surround.

More Information

EPC: C

Council Tax: C

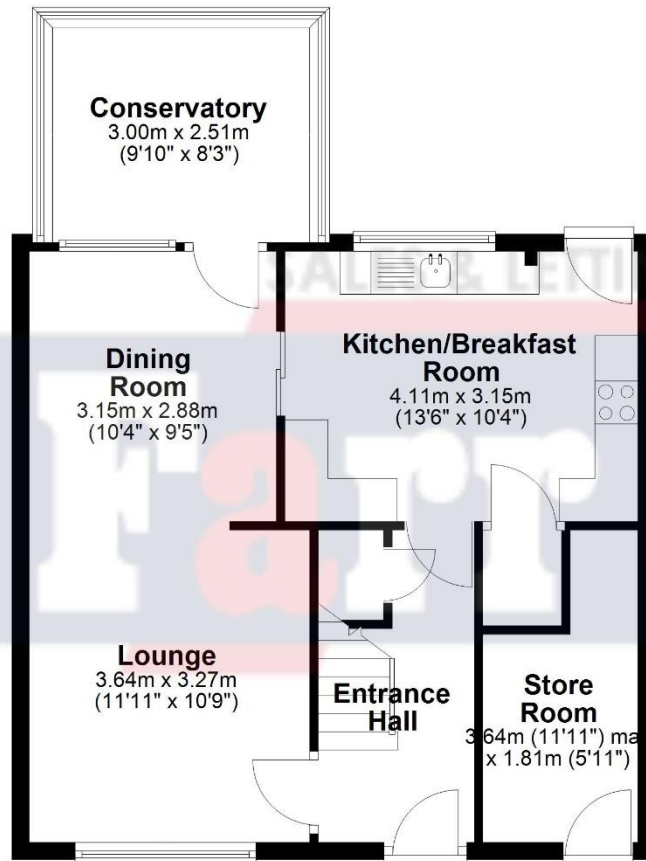
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





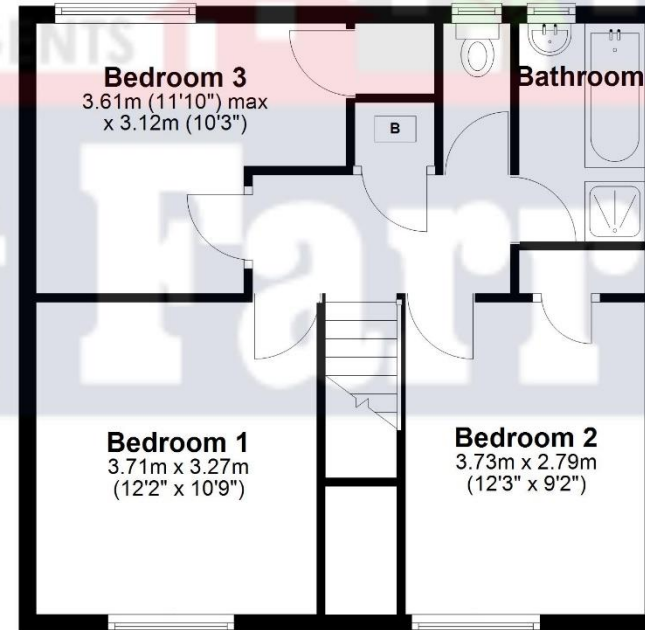
Ground Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 sq. feet)

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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