



42 Woodland Green, Upton St. Leonards
£299,950

Farr & Farr Sales & Lettings

42 Woodland Green

Upton St. Leonards, Gloucester

A WELL PROPORTIONED SEMI DETACHED FAMILY HOUSE
IN THIS POPULAR RESIDENTIAL POSITION

Woodlands Green is situated on the edge of the very popular village of Upton St Leonards. Excellent shopping is close by ,some good schools are within very easy reach and access to Gloucester city centre is only a short drive.

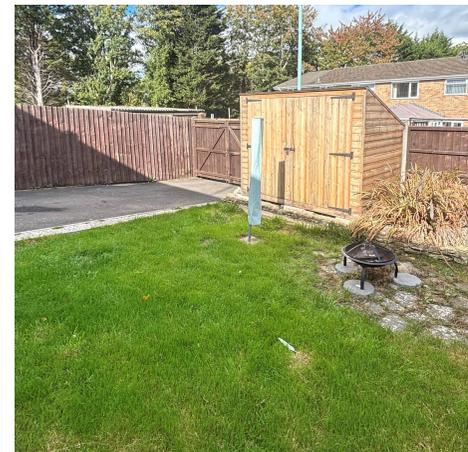
Number 42 has been very well cared for and offers good size accommodation with a major benefit of a large downstairs bedroom four which could have many uses. Additionally there are three upstairs bedrooms, a bathroom, through lounge/dining room as well as a well fitted kitchen and conservatory.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ENTRANCE HALL

High-quality flooring. Boxed radiator. Staircase to landing with understairs storage cupboard housing recent installed Worcester gas fire central heating boiler.

LOUNGE/DINER

Dimensions: 25' 0" x 11' 5" (7.61m x 3.48m). Marble fireplace with coal effect gas fire. Radiator. TV point. Peninsula bar divide to:-

KITCHEN

Dimensions: 9' 0" x 8' 10" (2.74m x 2.69m). Well fitted with inset ceramic sink unit with mixer taps set into worktops with cupboards and drawers below. Wall and base units with glazed back plates. Built-in Belling double oven, four ring electric hob and extractor hood. Plumbing for dishwasher. Glass fronted crockery cupboards. Spotlights and UPVC double glazed door to:-

CONSERVATORY

Dimensions: 15' 4" x 8' 7" (4.67m x 2.61m). High-quality flooring. Worktop with plumbing for washing machine and space for dryer below. Radiator. Window. Blinds and double UPVC double glazed French doors to terrace and garden.

SECOND RECEPTION ROOM/BEDROOM 4

Dimensions: 16' 1" x 8' 6" (4.90m x 2.59m). Windows to the front and rear. Double radiator. High-quality flooring. Inset ceiling spotlights.







LANDING

Access to loft. Linen cupboard with shelving. Flank window.

BEDROOM 1

Dimensions: 11' 0" x 10' 8" (3.35m x 3.25m). Complete range of wardrobe cupboards with sliding doors. Radiator.

BEDROOM 2

Dimensions: 11' 7" x 8' 8" (3.53m x 2.64m). High-quality flooring. Double wardrobe cupboard and shelved cupboard. Radiator.

BEDROOM 3

Dimensions: 8' 8" x 8' 0" (2.64m x 2.44m). Radiator.

SHOWER ROOM

Corner shower cubicle with Marbrex splashback and stainless steel double headed controls with glazed sliding screens. Pedestal wash hand basin. Low level WC. Fully marbrex walls. Radiator. Vinyl floor. Extractor fan.

EXTERIOR

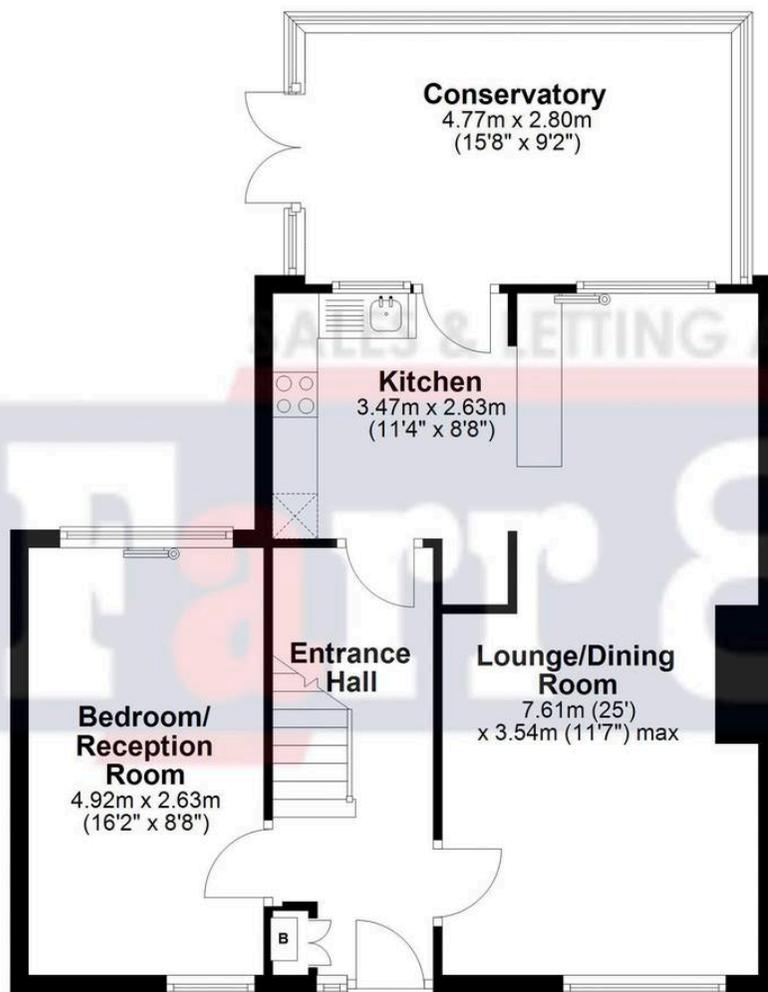
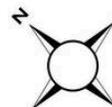
Front gardens laid predominantly to gravel with path to the front door. Rear gardens with double gates with access to macadam drive and parking for two cars. Lawns with terrace and timber garden shed. Enclosed by close boarded fencing.





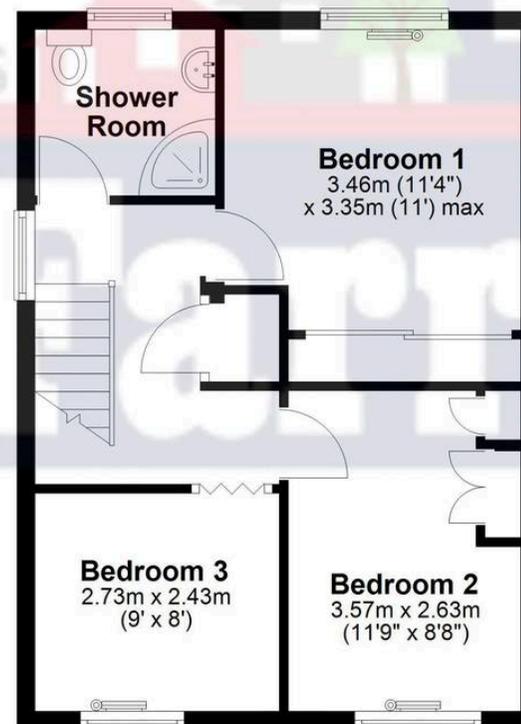
Ground Floor

Approx. 68.5 sq. metres (737.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 110.3 sq. metres (1187.0 sq. feet)

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