STEVE GOOCH
ESTATE AGENTS | EST 1985

110 The Wheatridge East
Upton St. Leonards, Gloucester GL4 5DP

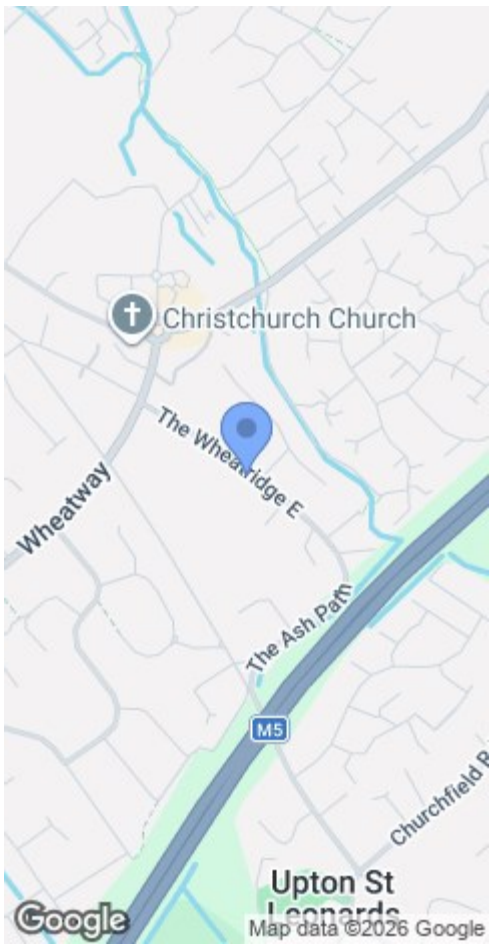


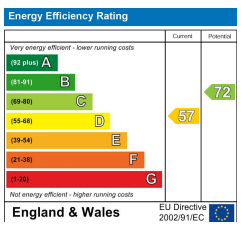


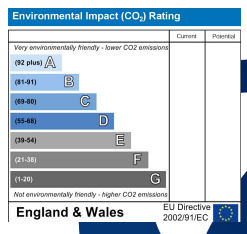


TOTAL FLOOR AREA : 1164 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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£325,000

Chain free two double bedroom detached bungalow with an attic room that would benefit from modernisation to reach its full potential.

Accommodation comprises 18ft hallway with parquet flooring, 20ft lounge/diner with patio doors, kitchen/breakfast room, bedroom one, bedroom two with fitted wardrobes, the bathroom and a separate wc.

Outside of the property you have a driveway leading to the detached single garage and pleasant gardens that are mainly laid to lawn.

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.















Double glazed front door with leaded lights leads into:

ENTRANCE HALLWAY
18'7 x 12'6 max (5.66m x 3.81m max)
Original herringbone parquet flooring, single radiator, airing cupboard housing the insulated hot water cylinder, a further built in storage cupboard with shelving.

LOUNGE
20' x 12'3 max (6.10m x 3.73m max)
Original herringbone parquet flooring, coal effect gas fire with a back boiler supplying central heating, wall lights, single radiator, upvc double glazed window to rear elevation overlooking the garden, matching patio doors to side elevation.

KITCHEN
12'3 x 8'8 max (3.73m x 2.64m max)
Base and wall mounted units, single drainer stainless steel sink unit, electric cooker point, upvc double glazed window and door to front elevation.

BEDROOM 1
12'9 x 10'8 max (3.89m x 3.25m max)
Built in storage cupboard, single radiator, upvc double glazed window to side elevation.

BEDROOM 2
13' x 10'4 max (3.96m x 3.15m max)
Built in wardrobes, double radiator, upvc double glazed window to rear elevation.

BATHROOM
5'5 x 4'9 (1.65m x 1.45m)
White suite comprising panelled bath with shower unit over, pedestal wash hand basin, partially tiled walls, upvc double glazed window to side elevation.

SEPARATE W.C.
5'5 x 2'4 (1.65m x 0.71m)
Low level w.c., upvc double glazed window to side elevation.

From the entrance hallway a wooden built ladder leads upto:

ATTIC ROOM
12'7 x 11'9 (3.84m x 3.58m)
Built in storage cupboard, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a garden which is laid to lawn with a hedgerow surround. There is also a paved driveway providing off road parking which in turn leads to a:

SINGLE DETACHED GARAGE
Up and over door to front elevation, personal access door to rear elevation.

To the rear there is a pleasant enclosed garden which is mainly laid to lawn with flower borders, plants, shrubs, bushes, wooden built garden shed with hedgerow and fencing surround.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

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.

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 Metz Way proceed into Abbeymead Avenue and continue along here until reaching the Morrisons roundabout and take the first exit off then take the first turning left into The Wheatridge East where the property can be located.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).