



116 The Wheatridge East

Upton St. Leonards, Gloucester, GL4 5DP

£525,000



We are delighted to welcome to the open market, for the first time in over 40 years, this much-loved family home, offered with no onward chain.

Situated in a highly sought-after area, the property offers flexible and generously proportioned accommodation across both floors, making it perfectly suited to growing families.

A real highlight of the home is the large rear garden, providing superb outdoor space ideal for relaxing, entertaining, or offering further potential for future enhancement. This home offers fantastic potential, providing an excellent opportunity for buyers to put their own stamp on and create a space tailored to their taste and style.



Entrance Porch

Approached via double glazed front door, double glazed window to side & front, door through too:

Entrance Hallway

Accessed via front door, stairs leading to first floor with under stairs storage cupboard, radiators, power points, double glazed door leading to rear garden.

Ground Floor Shower Room

Shower cubicle, low level wc & pedestal wash hand basin, radiator, towel rail.

Lounge

Upvc double glazed windows to front, radiator, power points, laminate flooring.

Open Plan Kitchen/Diner

Two Upvc double glazed french doors to rear, Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, "Rangemaster" cooker with induction hob & extractor fan. space for appliances, partly tiled walls, power points, two radiators, laminate flooring, recessed down lights. Opening to:

Sitting Room

Radiator, power points.

Utility Room

Upvc double glazed window to side, eye & base level units with roll edge work tops, wall mounted combination boiler, plumbing & space for washing machine & tumble dryer, power points.

First Floor Landing

Access to loft via hatch, power point, doors leading to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in cupboard.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 4

Upvc double glazed windows to rear, radiator, power points.

Bedroom 5

Upvc double glazed window to rear, radiator, power points, built in storage cupboard, laminate flooring.

Family Bathroom

Upvc double glazed frosted windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Rear Garden

A fantastic-sized, south-facing mature garden, with steps leading up to a generous lawned area. The garden is well stocked with a variety of trees and hedges, along with two sheds to the rear. Further benefits include a covered seating area accessed directly from the kitchen/diner & gated side access.

Garage

Electric roller door, two windows to side, power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

