Murdock & Wasley
ESTATE AGENTS



# 22 Woodland Green

## Upton St. Leonards, Gloucester, GL4 8BE

**Offers over £280,000**

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Murdock & Wasley Estate Agents are pleased to welcome to the market this fantastic three-bedroom link semi-detached house. Ideally positioned in the highly sought-after village of Upton St Leonards, it is close to local amenities and highly regarded primary schools.

This beautifully presented home is ideal for first-time buyers and young families, offering well-appointed accommodation including a lounge/diner, kitchen, cloakroom and utility area, along with a converted garage currently used as an office. Upstairs, there are three well-proportioned bedrooms served by a family bathroom.

Externally, the property boasts a well-maintained, enclosed rear garden with a wooden gate providing access to the off-road parking space.







## Entrance Hall
Accessed via upvc double glazed door, power points, radiator, door to storage cupboard, stairs to first floor landing, coving. Doors lead off:

## Lounge/Diner
Power points, radiator, feature fireplace, decorative wall panelling, coving, front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

## Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for cooker with extractor hood over, dishwasher, undercounter fridge. Partly tiled walls, radiator, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

## Hallway
Front aspect upvc frosted double glazed window. Doors lead off:

## Cloakroom
Low level wc, wall mounted wash hand basin with mixer tap over, tiled splashback, front aspect upvc frosted double glazed window.

## Utility
Power points, space for fridge/freezer and washing machine. Door to:

## Office
Power points, dado rail, picture rail, inset ceiling spotlights, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

## Landing
Door to airing cupboard, coving, side aspect upvc double glazed window. Doors lead off:

## Bedroom One
Power points, radiator, decorative wall panelling, fitted wardrobes, inset ceiling spotlights, rear aspect upvc double glazed window.

## Bedroom Two
Power points, radiator, front aspect upvc double glazed window.

## Bedroom Three
Power points, radiator, decorative wall panelling, front aspect upvc double glazed window.

## Outside
To the front of the property there is a paved pathway leading to the front door which is covered by a canopy porch. A flat laid lawn lies either side with mature hedges.

The enclosed rear garden features a paved patio with space for outdoor seating and dining, alongside a lawn bordered by a raised timber planter. A timber pergola sits at the far end of the garden, providing an additional seating area. Wooden panel fencing encloses the garden, with a gate opening onto the block-paved area.

Beyond the wooden gates lies the off-road parking space.

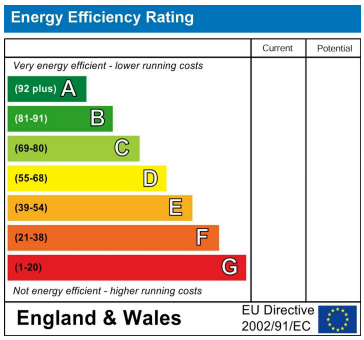
## Tenure
Freehold.

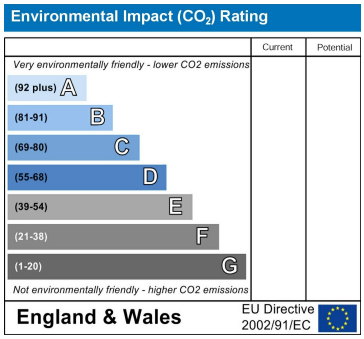
## Services
Mains water, gas, drainage and electricty.

## Local Authority
Stroud District Council.
Council Tax Band: C

## Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.




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

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