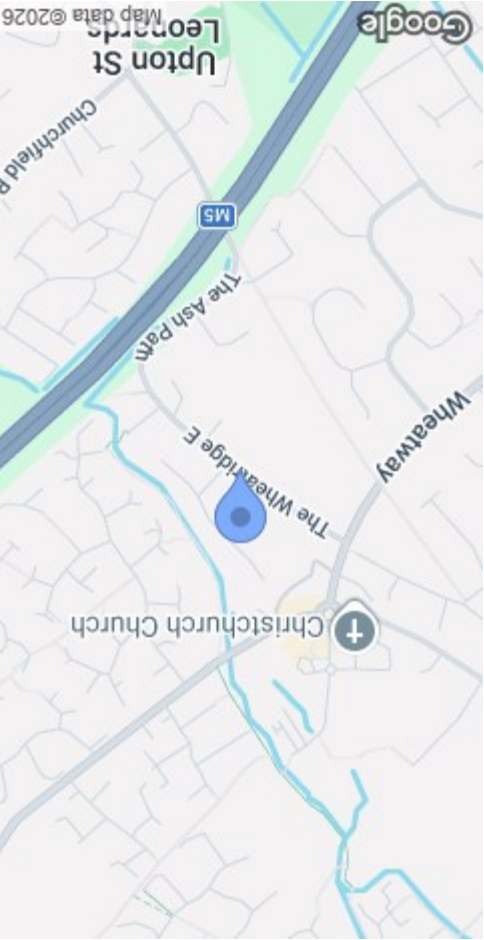




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



TOTAL FLOOR AREA: 1164 sq. ft. (108.1 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any inaccuracy or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the measurements and dimensions of the property before purchase. Measurements are taken with the property empty. Measurements are taken to the internal face of walls and doors.



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

## Offers Over £350,000

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).