

Perry Orchard, Upton St Leonards GL4 8DQ

£400,000

naylor powell

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• No onward chain • Two double bedroom detached home • Generous & flexible living accommodation • Positioned on a large plot with potential to extend • Situated in the ever popular village setting of Upton St Leonards • EPC rating E45 • Stroud District Council - Tax Band D (£2,396.74 per annum) 2026/2027

£400,000

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Entrance Hallway
Spacious hallway provides access to the living room, downstairs w.c. and the kitchen.

Living Room
Large living room with two windows overlooking the gardens and access provided to the study to the rear.

Study / Bedroom Three
To the rear of the living room, the room provides a versatile space to be utilised as a home office, playroom or even a third bedroom with windows overlooking the gardens.

Kitchen / Dining Room
The modern open plan room provides a modern fitted kitchen offering ample worktop and storage space with integrated appliances to include hob, oven and dishwasher with window overlooking the rear garden. Suitable space for a dining area or additional living space is also provided with bi-fold doors opening to the garden itself. Access is also provided to a separate utility room.

Utility Room
Further worktop and storage space is provided with plumbing for both washing machine and tumble dryer below. Window overlooks the rear garden.

Downstairs W.C
White suite cloakroom comprises w.c and wash hand basin.

Landing
Spacious landing area with window overlooking the front aspect and access provided to both bedrooms and shower room.

Bedroom One
Double bedroom with built-in wardrobe and additional built-in storage in the eaves. Window overlooks the side aspect.

Bedroom Two
Double bedroom built-in storage in the eaves and window overlooking the side aspect.

Shower Room
White suite shower room comprises w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the rear aspect.

Garage
Adjacent to the kitchen, the garage is accessed via up and over door to the front with additional workshop space to the rear. Benefitting from power and lighting, the garage offers the potential to be converted into additional living space if required.

Outside
Positioned on a generous sized plot, the gardens continue around the property with lawned area to the front and enclosed lawned area to the rear. Patio area offers an ideal seating area. Driveway to the side provides off-road parking for several vehicles leading to the garage.

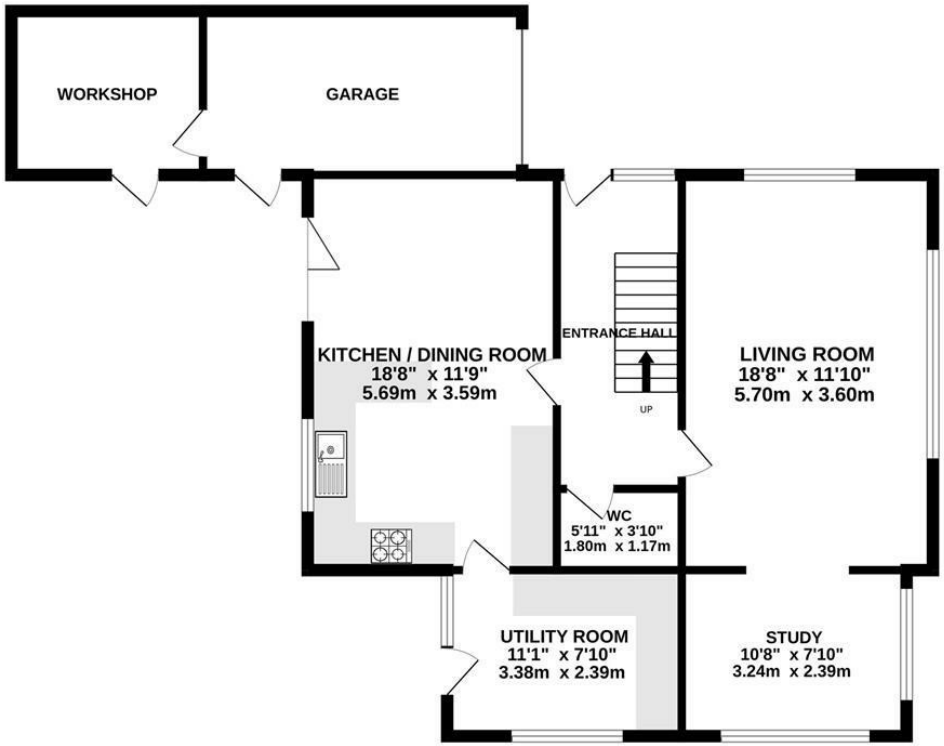
Location
Boasting a thriving local community Upton St Leonards is located approximately four miles from the historic Gloucester City Centre, offering a charming village location. Offering residents with a local store and post office, allotments, public house, primary school and community events, including the annual garden show, the highly sought after location provides easy access to both the city centre, Cheltenham and Bristol making it ideal for working professionals, families and those seeking strong transportation links.

Material Information
Tenure: Freehold.
Local Authority and Rates: Stroud District Council - Tax Band D (£2,396.74 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
New windows have been installed throughout the property within the last two years.
Broadband speed: Basic 4 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

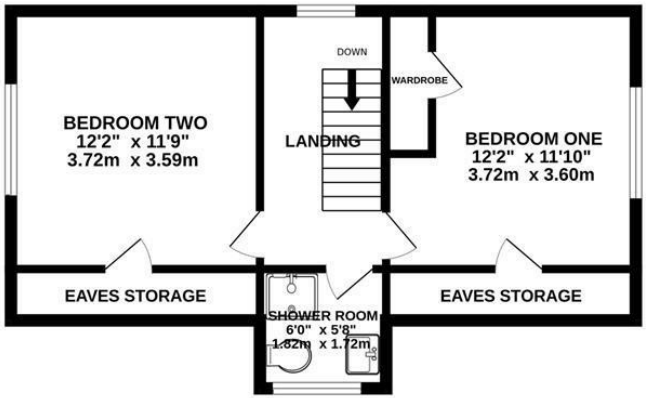




GROUND FLOOR



1ST FLOOR



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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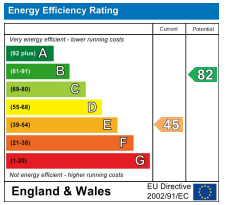
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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