



112 The Wheatridge East, Upton St. Leonards – GL4 5DP

Gloucester

£250,000

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Upton St. Leonards, Gloucester

Two DOUBLE bedroom semi detached COTTAGE in Upton St. Leonards with NO ONWARD CHAIN. OFF ROAD PARKING and ENCLOSED REAR GARDEN.

This fantastic property is situated in the ever popular village of Upton St. Leonards, Gloucester which boasts easy access to a range of local amenities and motorway access.

In brief the property comprises of; entrance hall, two spacious reception rooms, kitchen, sun room, downstairs cloak room/ shower room, two double bedrooms and a spacious bathroom.

Further benefits include; gas central heating, enclosed rear garden to front & rear and off road parking for two cars!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,200 pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hall

Cloak/Shower Room

Sitting Room

11' 6" x 11' 5" (3.51m x 3.48m)

Lounge/Diner

18' 8" x 10' 9" (5.69m x 3.28m)

Kitchen

15' 6" x 6' 8" (4.72m x 2.03m)

Sun Room

18' 9" x 7' 2" (5.72m x 2.18m)

First Floor Landing

Bedroom 1

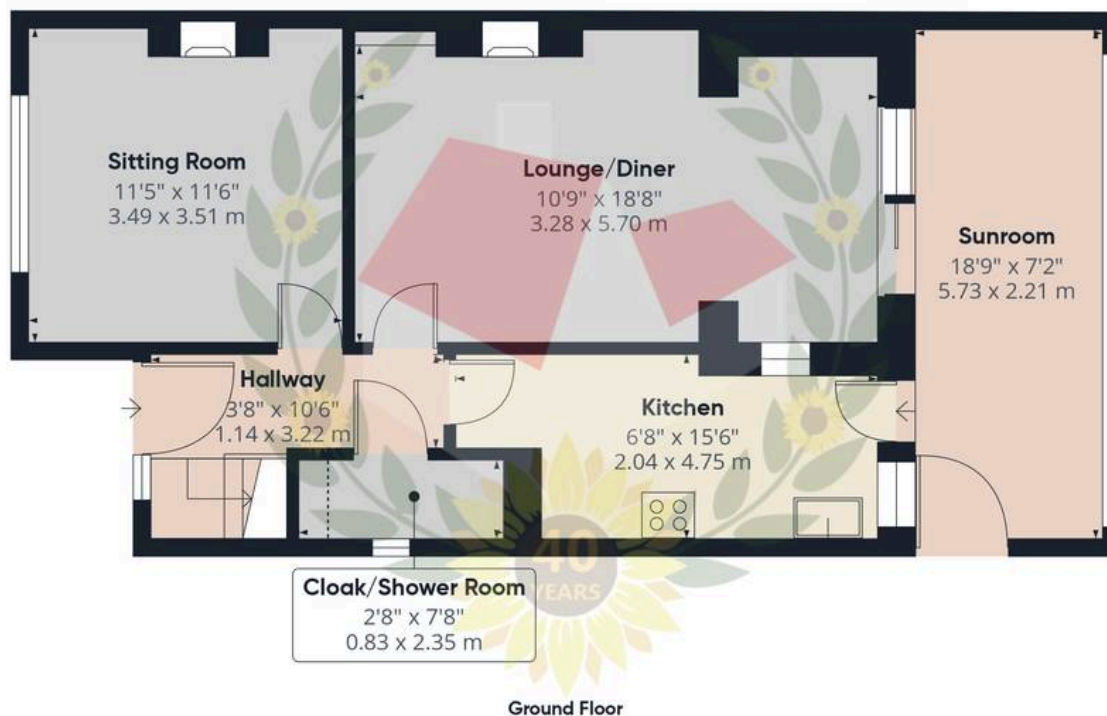
11' 6" x 11' 3" (3.51m x 3.43m)

Bedroom 2

12' 6" x 10' 0" (3.81m x 3.05m)

Bathroom





Approximate total area⁽¹⁾

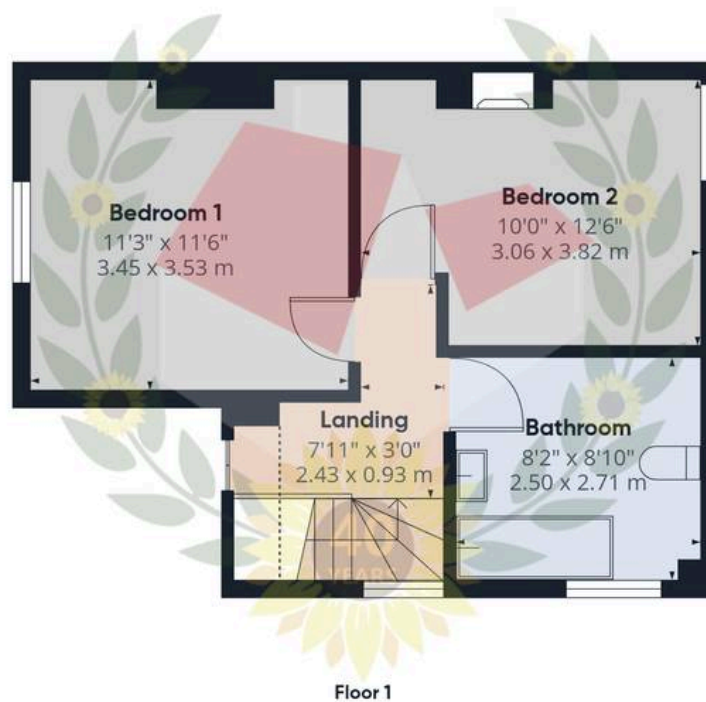
986 ft²

91.7 m²

Reduced headroom

8 ft²

0.7 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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