



Upton St Leonards

 Nick  
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ESTATE AGENTS

# Upton St Leonards

Twyver Close, Upton St Leonards, Gloucester, GL4 8EF

£565,000 Freehold

An extended and beautifully presented 3 bedroom, detached, house, situated in a quiet no-through road in this popular village.

CLOSE TO "OUTSTANDING" PRIMARY SCHOOL • Reception hall • living room • kitchen/dining room • utility room • cloakroom • 3 double bedrooms • bathroom • garage & parking • landscaped garden • lean-to • gas central heating & double glazing

## Description

A very well cared for family home which has been extended and improved in this sought after location. The accommodation includes a reception hall with replacement oak and glass staircase, downstairs cloakroom, a good size living room with feature fire, an impressive kitchen/dining room with fully retractable bi-folding doors opening to the rear, and a separate utility room. Upstairs, there are 3 double bedrooms, and a generous bathroom with walk-in shower enclosure. Outside, there is parking for 2/3 cars, a single garage, useful lean-to, and a lovely landscaped rear garden with lawn, Malvern summer house (with electrics) and seating areas. The property further benefits from gas central heating and double glazing.

## Further Information:

**Local Authority** Stroud District Council. **Tax Band** D. **Electricity** Mains.

**Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





### Situation

Upton St Leonards is a sought after village with excellent access to Cheltenham, Gloucester and Stroud. The village hall and church are at the heart of the community along with local shops, a Post Office, playgroup and The Kings Head public house. The local primary school has an "Outstanding" rating and there is a selection of popular secondary schools nearby, including comprehensive, independent and grammar schools in Stroud, Gloucester and Cheltenham.

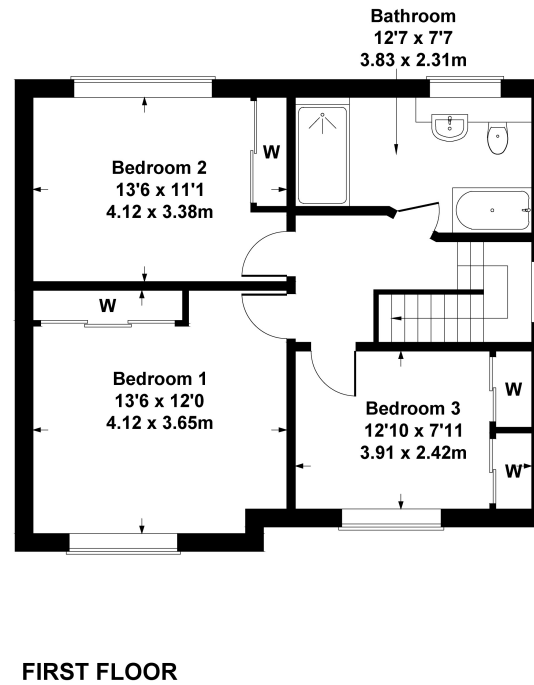
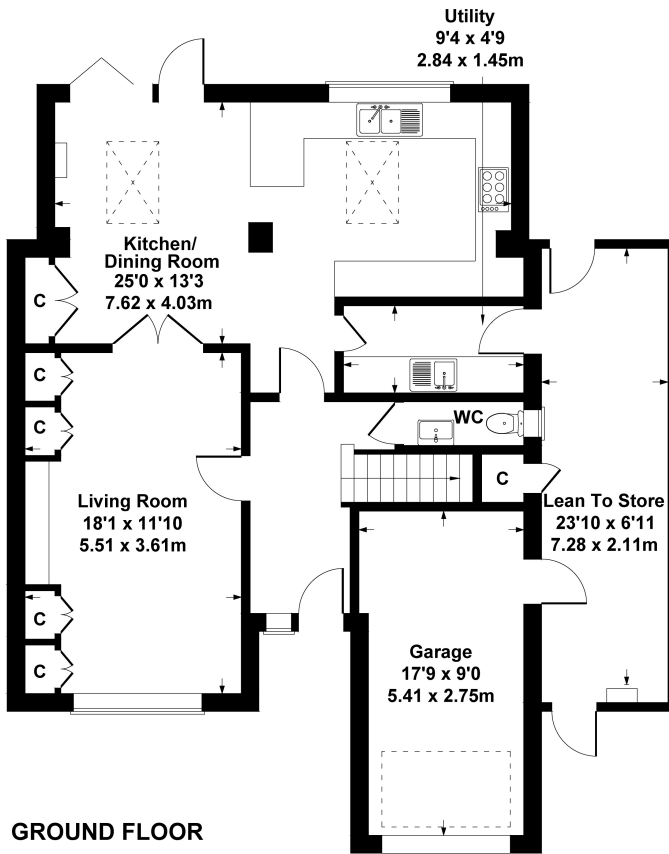
## 22 Twyer Close GL4

Approximate Gross Internal Area

House = 1367 sq ft - 127 sq m

Garage = 151 sq ft - 14 sq m

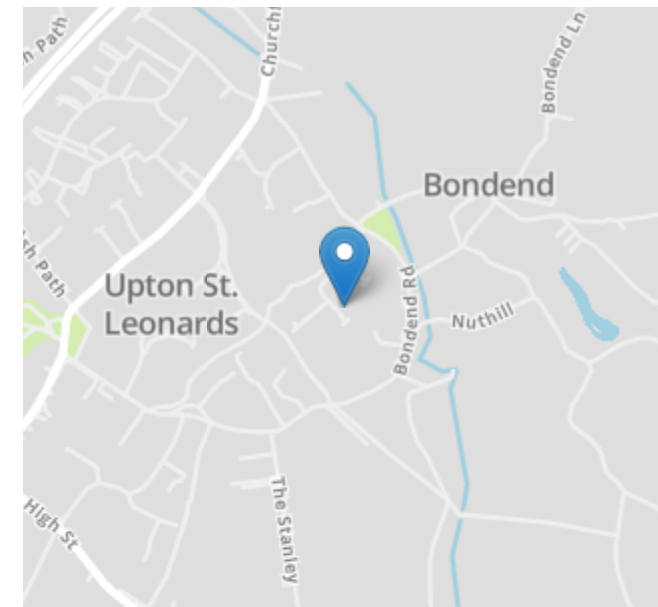
Total = 1518 sq ft - 141 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		<b>77</b>
<b>C</b>		
(55-68)	<b>59</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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