



5 Twyver Close, Upton St. Leonards, GL4 8EF

£550,000

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**Farr & Farr** Sales Lettings 

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

**£550,000**

Twyver Close in the heart of Upton St. Leonards is a highly sought after location with a primary school and local village amenities while being readily accessible to Gloucester and major transport links.

This four bedroom property would benefit from updating throughout and the front door opens into a hallway and through to a large living room. To the rear, a dining room sits adjacent to the kitchen with utility room off. Three good sized bedrooms and a family bathroom with separate WC sit on the first floor and a fourth bedroom with dressing room sit on the second floor with far reaching views. A garage, mature garden and external storage complete the property.

With no onward chain this property presents an exciting opportunity for the prospective buyer to transform it into the perfect family home.

**Porch**

uPVC front door into porch.

**Entrance Hall**

Wooden door with fluted glass. Wooden tiled flooring. Radiator.

**Living Room** 11' 6" x 23' 4" (3.50m x 7.11m)

Double glazed window to front. Wooden tiled floor. Three radiators. Feature fireplace. Double doors into dining room.

**Dining Room** 11' 5" x 11' 11" (3.48m x 3.63m)

Large double glazed window to rear. Wooden tiled flooring. Radiator

**Kitchen** 14' 6" x 11' 11" (4.42m x 3.63m)

Double glazed window to rear. Good range of wall base and drawer units. Laminate worktop over. Sink with draining board and mixer tap. Hob. Double oven. Radiator. Laminate floor.

**Breakfast / Utility Room** 14' 3" x 6' 2" (4.34m x 1.88m)

Door to side. Floor cupboard. Sink with draining board and mixer tap. Boiler. Laminate floor.

**Cloakroom**

Frosted double glazed window to side. WC. Basin. Vinyl floor.

**First Floor Landing**

Carpet. Airing cupboard with HWS immersion tank. Double glazed window to side.

**Bedroom 1** 13' 8" x 11' 10" (4.16m x 3.60m)

Double glazed window to front. Fitted wardrobes. Radiator. Exposed floorboards.

**Bedroom 2** 13' 8" x 11' 2" (4.16m x 3.40m)

Double glazed window to rear. Fitted cupboards. Enclosed shower. Basin with cupboards under. Radiator. Carpet.

**Bedroom 3** 12' 7" x 7' 11" (3.83m x 2.41m)

Double glazed window to front. Carpet. Radiator.

**WC**

Frosted double glazed window to rear. WC. Vinyl floor.

**Bathroom**

Frosted double glazed window to rear. Corner bath with shower over. Basin. Heated towel rail. Tiled floor.

**Second Floor Landing**

Eaves storage. Double glazed window to side.

**Bedroom 4** 13' 2" x 10' 5" (4.01m x 3.17m)

Double glazed window to rear. Fitted wardrobes in eaves. Basin with worktop and cupboards under. Carpet.

**Dressing Room** 9' 11" x 10' 5" (3.02m x 3.17m)

Two double glazed windows to rear. Fitted cupboards. Carpet tiles.

**Garage**

Electric roller door. Lighting and electric. Side access from passageway.

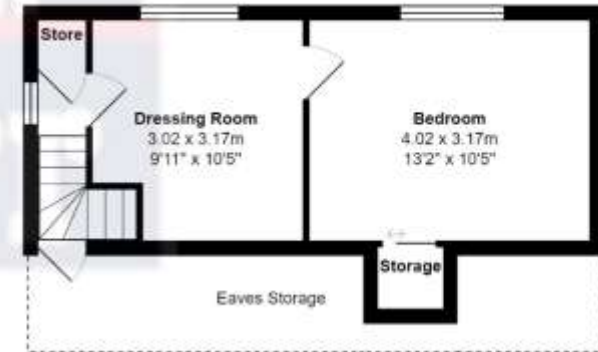
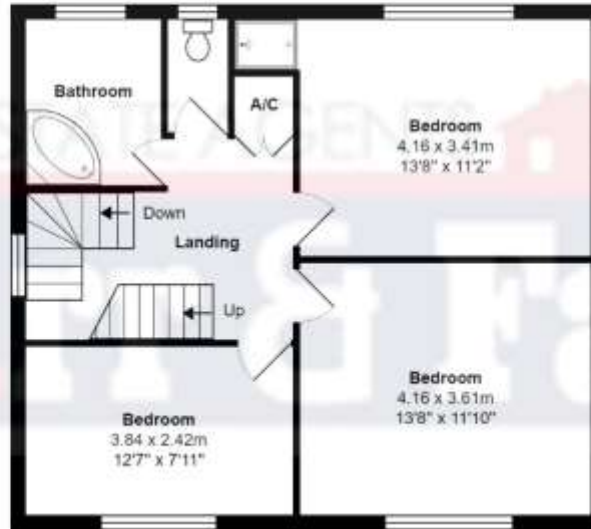
**Front External**

Off road parking. Lawn. Mature shrubs.

**Rear External**

Patio. Mature shrubs and trees. Lawn. Rear access. Potting shed to side. Covered passageway with doors to front and rear.





Approx Total Area: 174.0 m<sup>2</sup> ... 1873 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk).  
 This plan is for layout guidance only. Not drawn to scale, unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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