



Romany Rye Rance Pitch, Gloucester, GL4 8AD

Asking Price £395,000

Welcome to this charming period cottage located in the sought-after village of Upton St. Leonards. This delightful property boasts character features throughout, making it a truly unique find in the heart of the village.

As you step inside, you are greeted by two cosy reception rooms, a kitchen, downstairs shower room and with three bedrooms. There is ample space for a growing family or for those who enjoy having a home office or guest rooms.

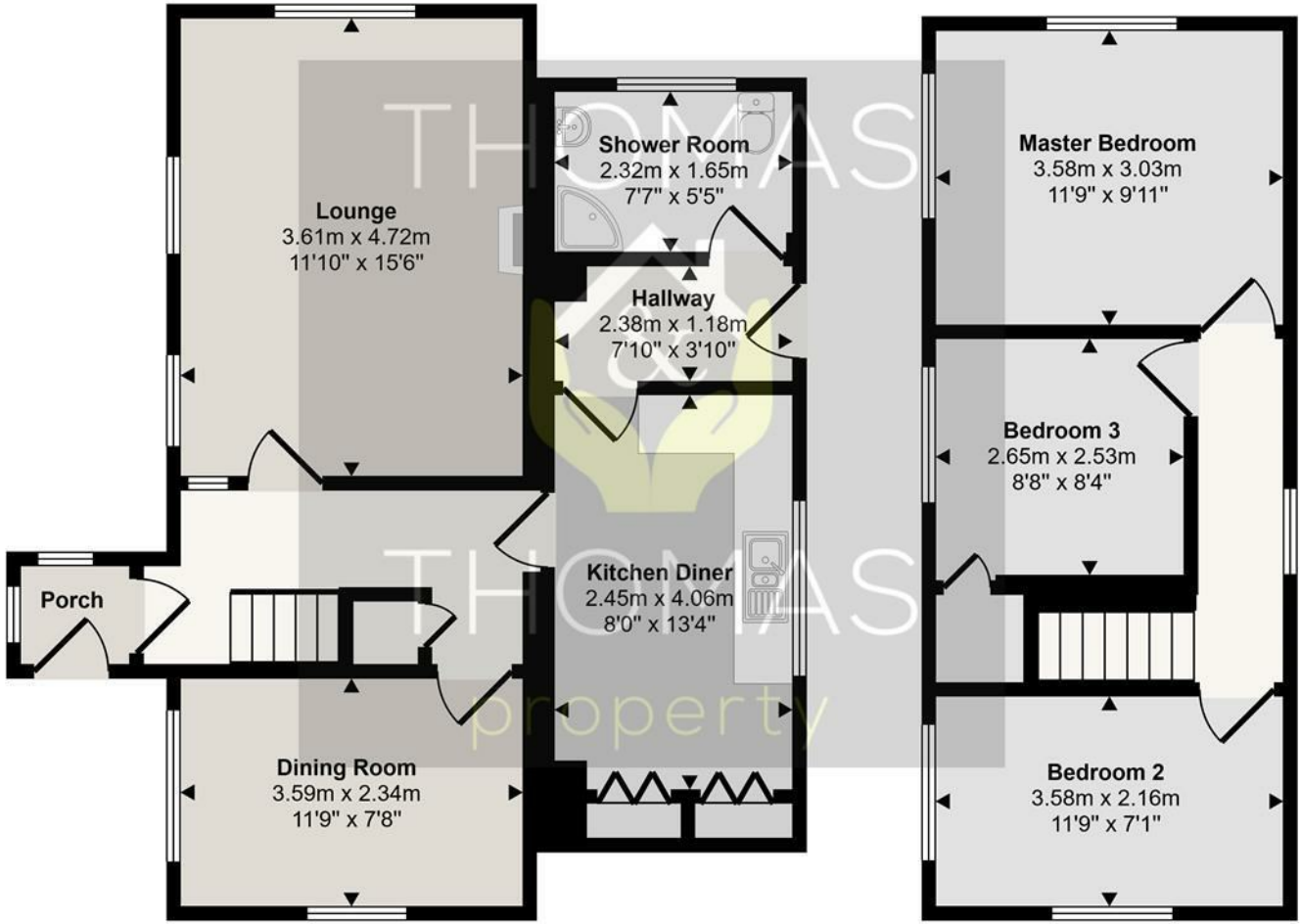
The property's period charm is evident in every corner, from the exposed beams to the traditional fireplace, adding a touch of history and warmth to the atmosphere.

Situated in a village location, you can enjoy the tranquility of rural living while still being within easy reach of local amenities and nearby towns. Additionally, the fact that this property comes with no onward chain means you can move in hassle-free and start enjoying your new home right away.

Don't miss out on the opportunity to own this beautiful period cottage in Upton St Leonards. Contact us today to arrange a viewing and experience the charm and character this property has to offer.

- Three Bedrooms
- Period Property
 - Detached
- Enclosed Rear Garden
- No Onward Chain
- Sought After Location

Approx Gross Internal Area
88 sq m / 942 sq ft



Ground Floor
Approx 55 sq m / 593 sq ft

First Floor
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 84 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 84 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |



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