



Stoney Bridge, Gloucester GL4 5TU

£300,000



Stoney Bridge, Gloucester GL4 5TU



• Chain Free • Spacious kitchen/diner • Built in wardrobes to all bedrooms • Master bedroom on top floor with dressing area and en suite • Further bathroom on the first floor and cloakroom on the ground floor • Garage and off road parking • Low maintenance and enclosed rear garden • Gas central heating and double glazing • Convenient location close to schools, shops and transport links • EPC rating C71

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£300,000

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Entrance Hall

Stairs to first floor, radiator, tiled flooring, doors to Living Room and;

WC

Double glazed obscure window to front elevation, WC, wash hand basin, radiator, tiled splash backs and flooring.

Living Room

Double glazed window to front elevation, radiator, wooden flooring, understairs storage cupboard, door to;

Kitchen/Diner

Two double glazed windows and door to rear elevation, a range of matching wall and base modern white units with wooden effect laminate work surface over, inset one bowl ceramic sink, integrated four ring gas hob with extractor hood over and integrated electric oven, space and plumbing for dishwasher and washing machine, space for freestanding fridge freezer, wall mounted gas boiler, tiled splash backs and flooring, two radiators, ample space for dining room table and chairs.

On the first floor

Landing

Storage cupboard, airing cupboard housing water tank, radiator, stairs to second floor.

Bedroom Two

Double glazed window to front elevation, radiator, built in double wardrobes, laminate flooring.

Bedroom Three

Double glazed window to rear elevation, radiator, built in wardrobe, laminate flooring.

Bathroom

Double glazed obscure window to rear elevation, bath with electric shower over, wash hand basin, WC, extractor fan, radiator, tiled splash backs, vinyl flooring.

On the second floor

Landing

Radiator, door to;

Bedroom One

Double glazed window to front elevation, two radiators, access to loft via hatch, archway leading to dressing area with two built in wardrobes, radiator, skylight window.

En suite

Skylight window, shower cubicle, WC, wash hand basin, heated towel rail, extractor fan, tiled splash backs, vinyl flooring.

Outside

To the rear of the property, the garden is fully enclosed and low maintenance consisting of a paved patio seating area with then the majority of the garden laid to lawn with shrub borders and a smaller paved patio at the back of the garden. There is gated side access leading to the parking and garage. There is also a useful outside tap.

Garage

17'5" x 9'5" (5.32 x 2.89)

Up and over door to front elevation, power and lighting. To the right hand side of the garage there is off road parking for one car.

Location

The ever-popular suburb of Abbeymead is situated on the outskirts of Gloucester City Centre offering various amenities including a Morrisons superstore, restaurants, schooling, and public transport links to include the Gloucester bus routes to the City Centre station. The historic City Centre, including the medieval Cathedral, offers further shops, boutiques, and eateries alongside Gloucester Docks and Quays shopping destination.

Material Information

Tenure: Freehold.

Council Tax band: Tax band C

Local authority and rates: Gloucester City Council- £1900.50 per annum (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 12 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Limited), O2 (Limited), and EE (Limited)





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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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.



