



Plock Court, Longford GL2 9DW
£370,000



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• No onward chain • Three bedroom detached family home • Ample off-road parking and garage • Highly sought after location • Private and enclosed rear garden • EPC rating C70 • Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026

£370,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Porch

Stepping inside you are welcomed by a generously sized porch with window to the side aspect.

Living / Dining Room

Spacious living and dining room providing a versatile area with window to front aspect and stairs to the first floor. Understairs storage cupboard.

Kitchen

Ample storage in a range of floor and eye level units alongside sink with mixer tap and space for oven, fridge, freezer and plumbing for washing machine.

Conservatory

Generously sized conservatory with French doors opening to outside.

Study

Window to front aspect.

Utility / Cloakroom

Currently utilised as a cloak room with W.C and wash hand basin, the room would lend itself well to being convert into a utility room. Door to rear providing access to outside.

Landing

Provides access to all three bedrooms and the shower room. Airing cupboard housing water tank.

Master Bedroom

Double bedroom with window to the front aspect.

Second Bedroom

Double bedroom with built-in storage cupboard. Window to the rear aspect overlooking the garden.

Third Bedroom

Window to front aspect.

Shower Room

Modern shower suite comprising W.C, vanity unit and double width walk-in shower enclosure with tiled surround. Frosted window to rear aspect.

Garage

Integral garage with power and lighting. Up and over door granting vehicular access.

Outside

To the front, the property benefits from a driveway providing off-road parking for multiple vehicles alongside a lawned space. Accessed via the side gate, the back garden is mainly laid to lawn with a patio area and garden shed.

Location

The popular residential setting of Longford is located a mile from the City Centre and a mile and a half from the popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham, Bristol and other major cities, the property would be favoured by a working professional. Schools, eateries and suitable transport links for commuters compliment the area in addition to various recreational grounds and dog walking routes.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026.

Electricity supply: Mains.

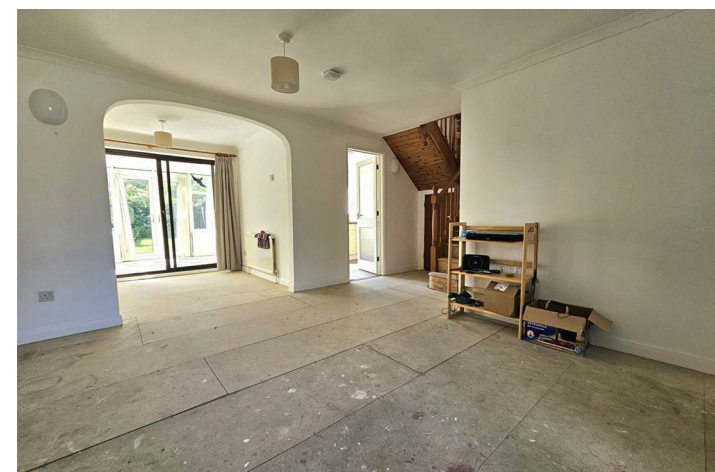
Water supply: Mains.

Sewerage: Mains.

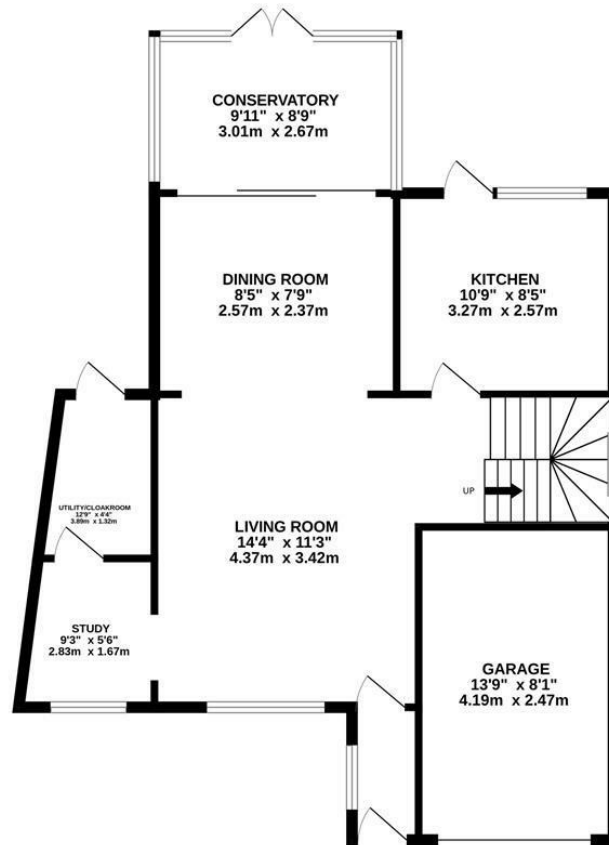
Heating: Gas central heating.

Broadband speed: Standard 27Mbps, Ultrafast 1000 Mbps, Highest available download speed.

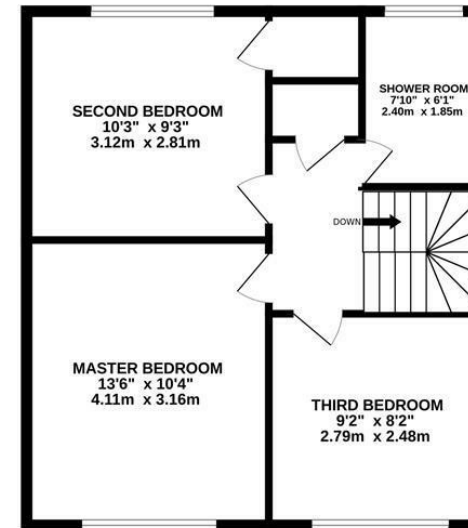
Mobile phone coverage: Openreach, Virgin Media



GROUND FLOOR



1ST FLOOR



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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