



2 Bridge Field Court, Gloucester GL4 0AX

£700,000



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- No onward chain
- 1930's newly renovated four/five double bedroom extended family home
- Multiple reception rooms providing flexible living accommodation
- Modern kitchen & bathrooms
- Private & exclusive gated development of five properties
- Detached double garage & off-road parking for multiple vehicles
- EPC rating C76
- Gloucester City Council - Tax Band G (£3,913.61 per annum) 2026/2027

£700,000



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

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Entrance Hallway

Spacious hallway provides access to the living room, dining room, kitchen, downstairs w.c and to a large built-in storage cupboard.

Living Room

The generous sized living room provides a suitable lounge area with ideal additional seating area to the rear overlooking the rear garden. An abundance of natural light streams into the room via the window overlooking the front aspect, two windows overlooking the rear garden with French doors providing access to the garden itself.

Dining Room

Generously sized dining area with bay window overlooking the rear garden.

Kitchen / Breakfast Room

The beautifully presented kitchen provides suitable space for a breakfast or

additional dining area. The kitchen itself boasts ample worktop and storage with central island boasting an integrated five ring gas hob with extractor over. Other integrated appliances in the kitchen include dishwasher, washing machine and two electric ovens as well as suitable space for a free standing American style fridge freezer. Windows overlook the front and rear aspects with an additional set of French doors providing further access to the rear garden. Access is also provided to an additional reception room.

Snug

Additional versatile reception providing many different uses such as snug, bedroom or home office. Windows overlook the front and rear aspects.

Downstairs W.C

Modern white suite cloakroom comprises



w.c, wash hand basin and window with frosted glass overlooking the front aspect.

Landing

Light and airy gallery style landing allows an abundance of natural light into the area via the window overlooking the front aspect and additional light tunnel above. Access is provided to all for bedrooms, family bathroom, additional w.c, built-in storage cupboard and to the loft above.

Master Bedroom

Double bedroom with two sets of built-in wardrobes, window overlooking the rear aspect and access to the en-suite.

En-Suite

Modern fully tiled shower room comprises w.c, wash hand basin, shower cubicle with in-built shelf and heated towel rail.

Bedroom Two

Double bedroom with two built-in wardrobes and window overlooking the front aspect.

Bedroom Three

Double bedroom with two built-in wardrobes and window overlooking the rear aspect.

Bedroom Four

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

Family Bathroom

Modern fully tiled white suite bathroom comprises w.c, wash hand basin, bath, shower cubicle and window with frosted glass overlooking the front aspect.

Outside

To the rear, the property benefits from a private garden enclosed with fenced borders with both patio and lawned areas completed with an outside tap. Gated access opens to the driveway to the side of the house leading to the detached double garage benefitting from power and lighting with an electric vehicle charging point.

Location

Bridge Field Court is a unique purpose built private development consisting of five properties located off the ever popular Stroud Road. With easy access to the M5, Stroud Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile



from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold. Service charges are £80 per month per house for the upkeep of the drive , fences lights electric gates and attenuation system which was built subject to planning conditions.

Local Authority and Rates: Gloucester City Council - Tax Band G (£3,913.61 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

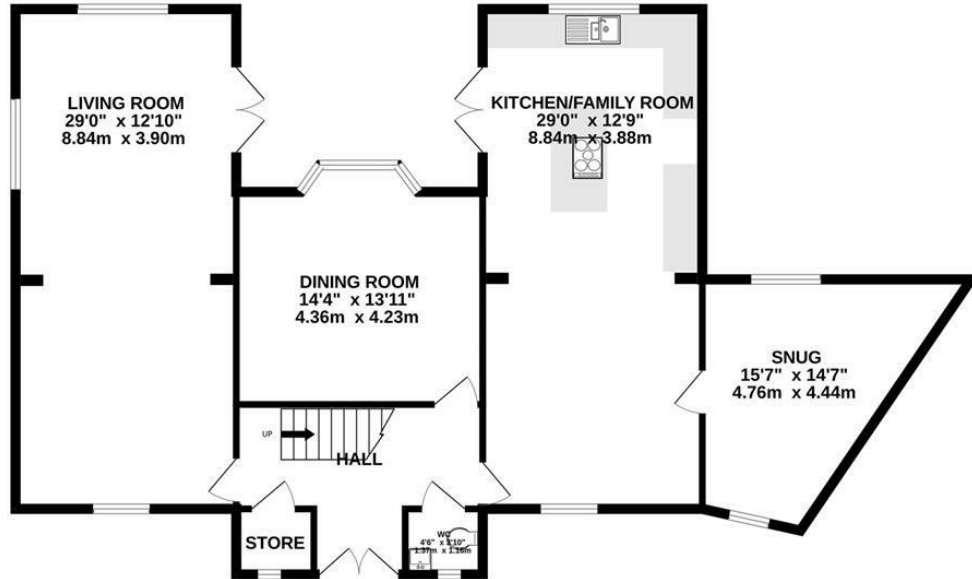
Broadband speed: Virgin ultra fast broadband available.

Mobile phone coverage: EE, Three, O2,

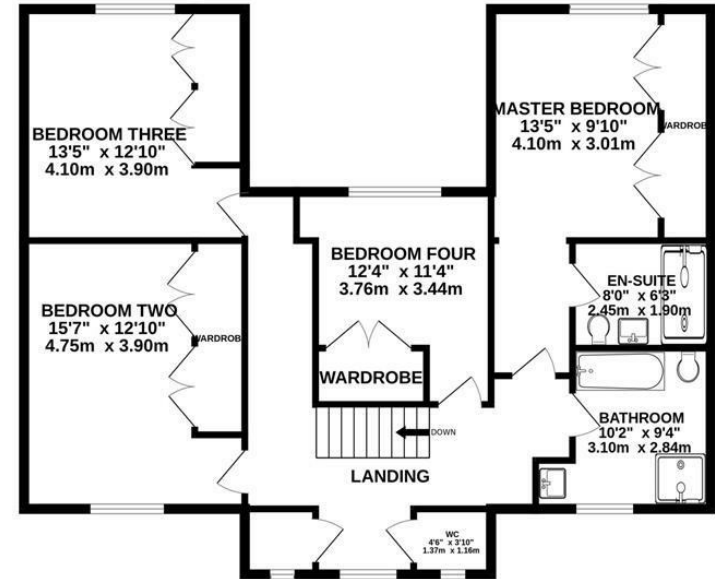
Vodafone.



GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 2605 sq.ft. (242.0 sq.m.) approx.

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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