



Concorde Way, Saintbridge GL4 4PU

£230,000



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- Three bedroom mid terrace located on a no through road
- Modern fitted kitchen with integrated appliances
- Spacious living and dining room
- New boiler with 5 year guarantee and smart thermostat fitted
- Off-road parking for two vehicles
- Potential rental income of £825 pcm
- EPC rating C71

£230,000

Accommodation

Stepping through into the spacious entrance hallway, space for coats, shoes, prams and such like is located whilst providing access to the generous ground floor accommodation. Leading directly through the well appointed modern white kitchen with neutral, metro tiled splash backs, there are a range of units to provide ample storage space at both base and wall level whilst integrated twin double eye level oven and four ring gas hob with extractor overhead provide an enjoyable space for cooking. The rear window overlooking the garden allows for a light and bright space throughout whilst room for further free standing appliances can be found alongside plumbing for both dishwasher and automatic washing machine. Accessed via both the kitchen and the entrance hall, the 23ft living room offers an enviable sized living space ideal for families and entertaining with dual aspect window to the front of the property and sliding doors opening out to the rear garden, ideal for the summer months. Taking the stairs to the first floor, the landing provides a useful airing cupboard and loft access. There are two double bedrooms, single bedroom and a three piece bathroom which benefits from a bath with shower over, WC, wash hand basin, heated towel rail and is complimented with neutral coloured floor and wall tiles.

Outside

To the front of the property, there is a block paved drive providing off road parking for two vehicles. The rear garden is fully enclosed and benefits from a patio area with path leading to a lawned area. A decking area can be found towards the bottom of the garden which makes an ideal seating area situated underneath a pergola. The garden is further complimented by gated rear access alongside built in BBQ and smoke oven perfect for alfresco dining in the summer months

Location

Situated on the outskirts of Gloucester City Centre, the property appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band B.
Mains water, drainage, electric and gas.
Freehold.

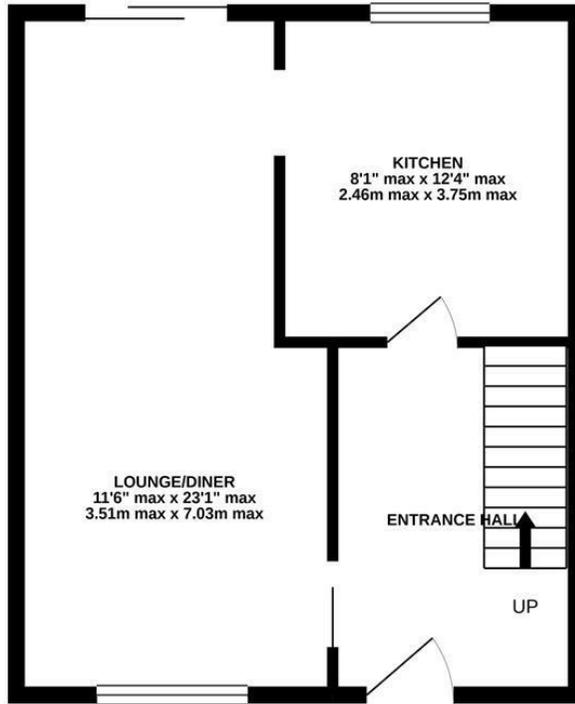


Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

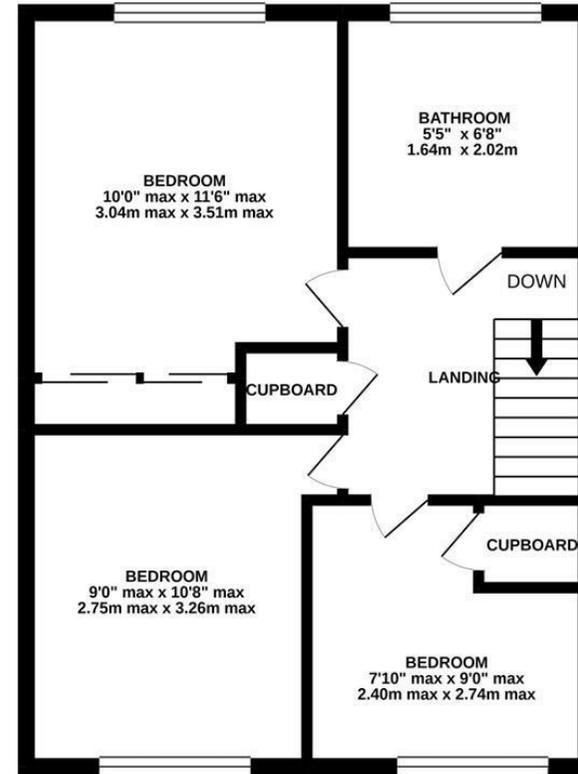
01452 398010
docks@naylorpowell.com
www.naylorpowell.com



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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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.

