



Matson Lane, Matson GL4 6EE
£220,000



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• Two double bedroom end terraced property • Set at the foot of Robinswood Hill Country Park • Immaculately presented throughout • Generous sized living space • Front & rear gardens with potential to create off-road parking • Potential rental income of £895 pcm • EPC rating D55 • Gloucester City Council - Tax Band A (£1,298.95 per annum)

£220,000



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Entrance Hallway

Hallway, with space for shoes and coats, provides access to the lounge and stairwell leading to the first floor.

Lounge / Dining Room

Spacious living area provides convenient space for a lounge area, with French doors opening to the rear garden, and additional space to be utilised as a dining area or home office. Storage below the stairwell is provided whilst a window overlooks the front garden and access is provided to the kitchen to the rear.

Kitchen

The kitchen is generous in size providing ample worktop and storage space with tiled splashback. Integrated gas hob and oven are provided along with plumbing for a dishwasher. The kitchen continues round to provide a convenient utility room with additional worktop space with plumbing for a washing machine and tumble dryer below. Window overlooks the rear aspect whilst a door to the side provides additional access to the rear garden.

Landing

Light and airy landing area, with window overlooking the front aspect, provides access to the loft above, both bedrooms and family bathroom.

Bedroom One

Double bedroom with built-in storage space above the stairwell. Windows to the front and rear aspects with views towards Robinswood Hill to the front.

Bedroom Two

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

Bathroom

Modern tiled white suite family bathroom comprising of w.c., wash hand basin, bath with shower attachment over and window with frosted glass overlooking the side aspect. Uniquely the bathroom also benefits from a TV built within the wall by the bath itself.

Outside

To the rear, the property boasts an spacious and enclosed rear garden. A raised decking area provides convenient seating area for entertaining. Stepping down from the decking, the garden continues to benefit from an astro turfed area, large wooden built shed and summer house. Trees and fencing keeps the space enclosed and relatively private. Gated side access leads to the front of the property where an additional tiered lawned garden is found with gate and fencing enclosing the garden to the front. Opposite the property, easy access is provided to Robinswood Hill offering Countryside walks aswell as access to the popular Gloucester Golf Club.

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 Gloucester Quays providing various restaurants, bars and twelve screen cinema. The area offers fantastic commuter links to the surrounding areas of Gloucester with convenient access to the M5 motorway. The property is also within close proximity of the ever popular Gloucester Ski & Snowboard Centre, Gloucester Golf Club and access to Robinswood Hill.

Local Authority, Services & Tenure

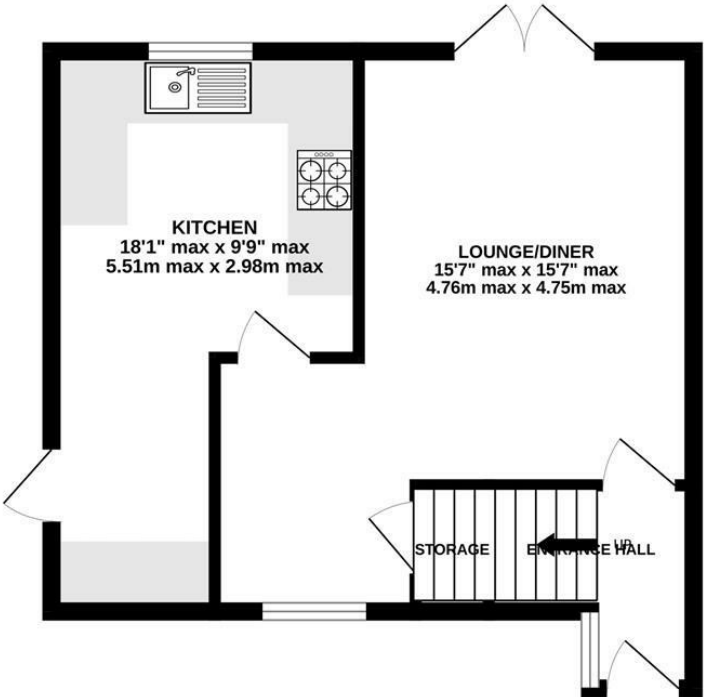
Gloucester City Council - Tax Band A (£1,298.95 per annum).

Mains water, drainage, electric and gas are connected to the property.

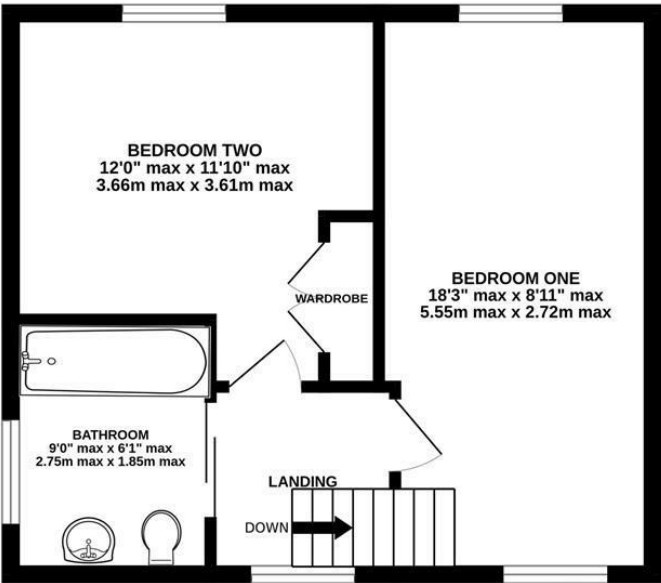
Freehold.



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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