



**Goldsborough Close, Gloucester GL4 4ST**  
**£269,950**





## Goldsborough Close, Gloucester GL4 4ST

- Three bedroom semi detached property
- Off-road parking for three vehicles
- Approximately 86 ft long garden
- Recently installed kitchen to include electric hob, oven and washing machine
- Generously sized outbuilding and summer house
- EPC rating C69



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£269,950**

### Accommodation

Stepping into the property through the glazed front door, you are welcomed into the dining area of the spacious open-plan living/dining room. Natural light floods through the two windows overlooking the front garden and side of the property. Practical, oak effect laminate flooring continues through to the living area where a feature electric fireplace with marble surround creates a lovely focal point to the room. Sliding patio doors overlook the rear garden and give access to the patio area.

A door from the living room leads you to the kitchen/breakfast room which boasts a stunning, one-year-old Wren kitchen. The modern, pale grey kitchen has a range of wall and base mounted cupboards with marble effect laminate worktop. Integrated appliances include a washing machine, electric oven and electric hob with extractor fan above. A window above the stainless-steel sink overlooks the rear garden and a door leads out to the side of the property. At the rear of the kitchen is a storage cupboard and purpose-built breakfast bar to provide space for informal dining. Easily accessed from the kitchen is a practical utility room, providing space for a fridge-freezer and tumble dryer.

Stairs from the living area grant access to three generous sized double bedrooms on the first floor. The master bedroom offers views over the rear garden and benefits from built-in wardrobes. Further storage can be found in the second bedroom which has two useful storage cupboards. The first-floor accommodation is completed with a fully tiled family bathroom incorporating a bath with shower over, WC, wash hand vanity unit and storage cupboard.

### Outside

To the front of the home a driveway provides off-road parking for three vehicles and leads to a single garage with power and light. A wooden gate leads round to the well-maintained rear garden, which is approximately 86 feet in length. To the rear of the home is a solid concrete patio which in turn leads to a lawned area. A block paved garden path divides the lawn and continues to the decking area to the rear of the garden, a perfect space for alfresco dining. Furthermore, the current owners have created a fish pond and vegetable patch. The garden is completed with two generous sized out buildings, one summer house which would lend itself to those needing a home office and another which is currently used as a workshop.

### 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

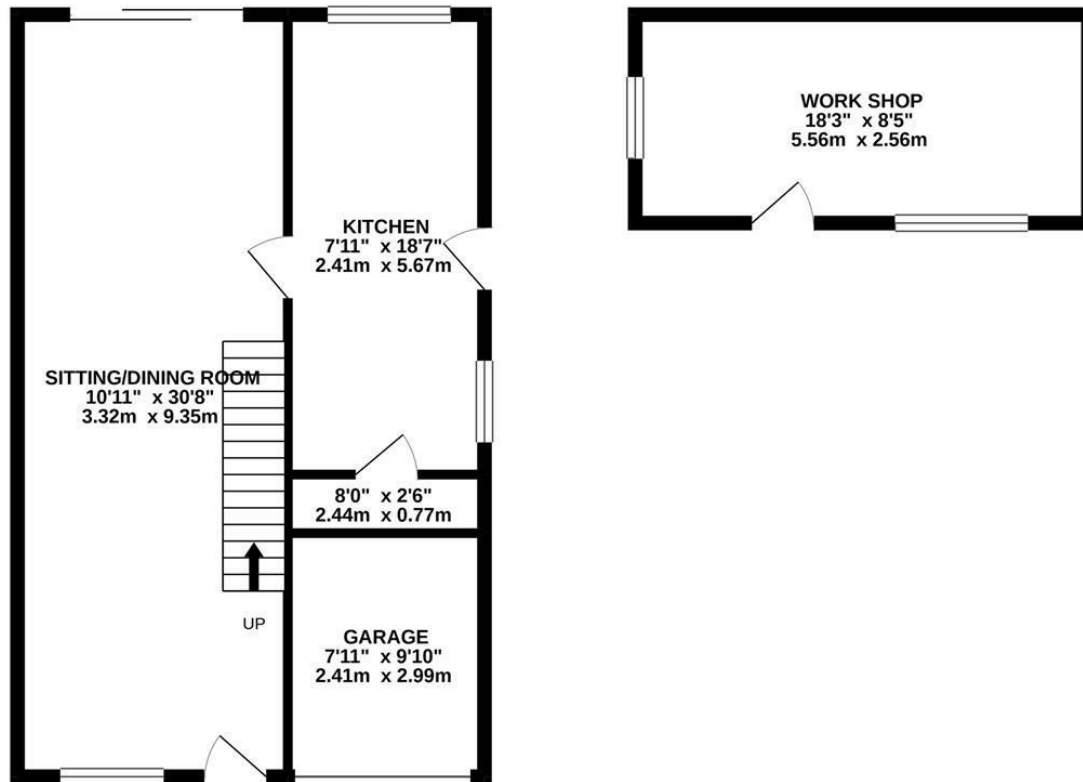
Gloucester City Council - Tax Band C.

Mains water, drainage, gas and electric.

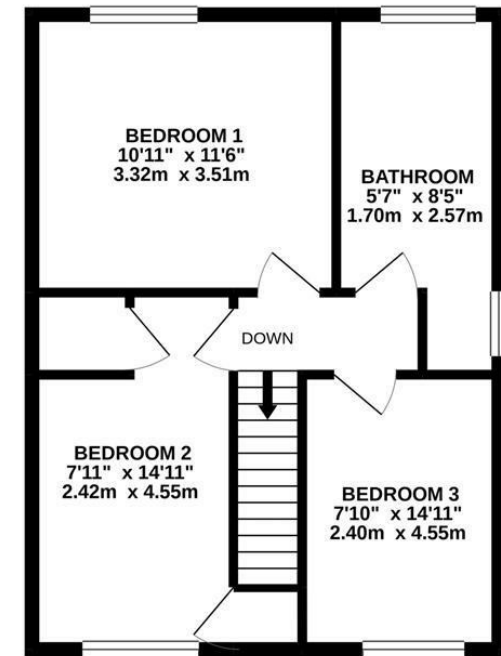
Freehold.



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.  
Made with Metropix ©2021

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

