



Suffolk Drive, Gloucester GL1 2AF
Offers In The Region Of £299,500



- No onward chain
- Four/five bedroom modern townhouse
- Flexible living accommodation throughout
- Modern kitchen & breakfast room
- Off-road parking for one vehicle & single garage
- Enclosed rear garden with side access
- Potential rental income of £1,200 pcm
- EPC Rating C74
- Gloucester Council - Tax band C (£ 1731.94 per annum).



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

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Entrance Hallway

Spacious entrance hallway benefitting from a UPVC front door, storage cupboard and vinyl flooring.

Kitchen

Modern fitted kitchen with ample worktop and storage space with integrated electric oven with gas hob & hood over, space for fridge/freezer, plumbing for an automatic washing machine. UPVC double glazed windows and French doors overlooking the rear aspect of the property.

Dining room

Window overlooking the front aspect, vinyl plank flooring.

Downstairs W.C

White suite cloakroom comprising of w.c and wash hand basin.

First Floor Landing

Stairs to second floor landing, doors to bedroom & lounge, under stairs storage cupboard.

Bedroom One

Double bedroom with built-in wardrobes, UPVC window overlooking the rear aspect. Access to the en-suite shower room is also provided.

En-Suite

Modern white suite shower room comprising walk-in shower cubicle, w.c, wash hand basin. Window overlooking the rear aspect.

Lounge

Spacious lounge with two windows overlooking the front aspect of the property.

Second Floor Landing

Laminate flooring, airing cupboard, doors to all three bedrooms & bathroom.

Bathroom

Modern white suite bathroom comprising of w.c, wash hand basin

and bath with shower attachment, window overlooking the rear aspect.

Bedroom Two

Double bedroom window overlooking the front aspect.

Bedroom Three

Double bedroom with window overlooking the rear aspect.

Bedroom Four

Bedroom overlooking the front aspect, access to the loft via hatch.

Outside

Externally, the property boasts a private and enclosed low maintenance rear garden with patio alongside gated side access leading to the front of the property, electric power supply and water supply. Access via the garden to a single garage with off-road parking for one vehicle which is located to the front of the property.

Location

Suffolk Drive is located on the outskirts of the St Oswalds retail park offering an array of shops, eateries, gym, and a Tesco supermarket. The property is also within a short distance of the historical Gloucester City Centre and the popular Gloucester Quays providing further access to shops, bars, restaurants, alongside various other amenities. The famous Kingsholm Stadium, home to Gloucester Rugby is also within close proximity. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

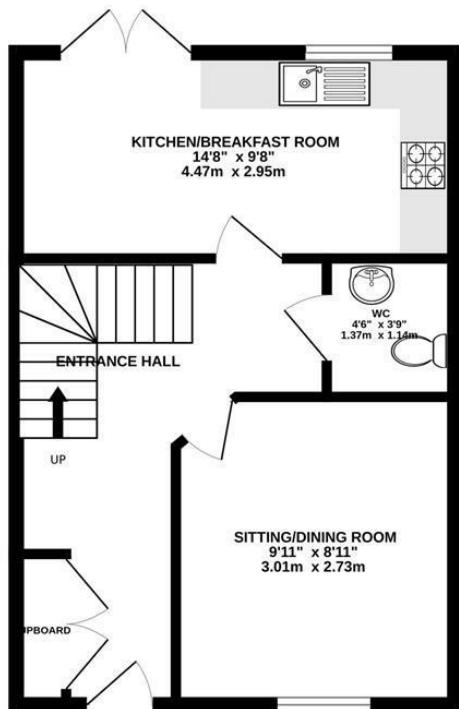
Local Authority, Services & Tenure

Gloucester Council - Tax band C (£ 1731.94 per annum).

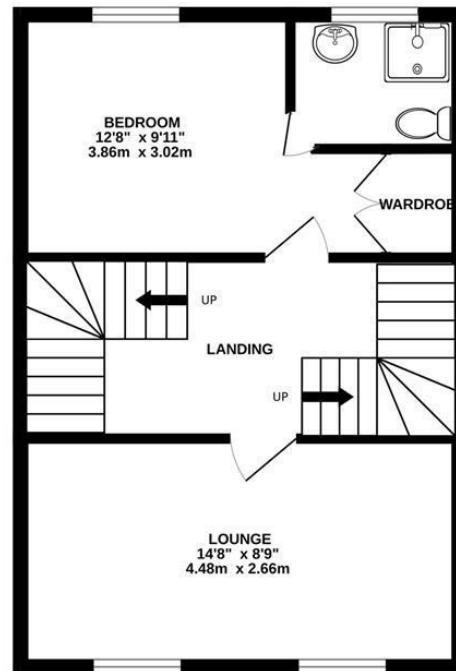
Mains water, drainage, gas and electric are connected to the property.
Freehold.



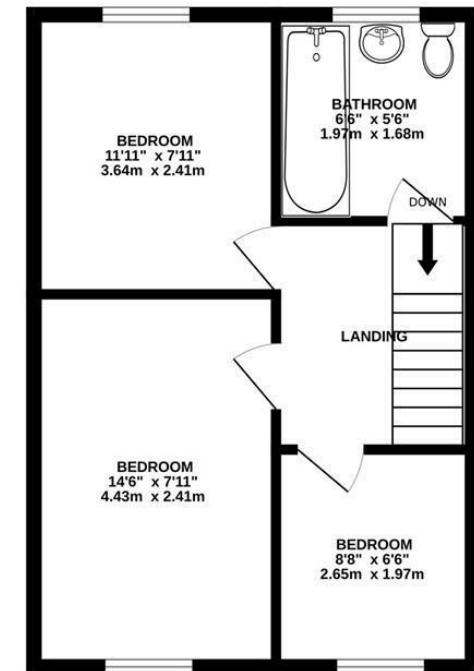
GROUND FLOOR



1ST FLOOR



2ND 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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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.

