



Larkham Close, Matson GL4 6EN
£220,000



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• No onward chain • Three bedroom semi-detached property • In need of modernisation throughout • Private & enclosed large rear garden • Drive & integral single garage • Situated in a peaceful cul-de-sac location • Potential rental income of £1,100 pcm • EPC rating D61 • Gloucester City Council - Tax Band C (£1,900.50 per annum 2024/2025)



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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Entrance Hallway

Hallway provides access to the living room, kitchen, downstairs w.c and the stairs leading to the first floor accommodation.

Living Room

Light and airy living welcomes an abundance of natural light into the room via the sliding doors to the rear which open to the garden to the rear.

Kitchen

Galley style kitchen boasts and abundance of worktop and storage space with plumbing for an automatic washing machine below along with ample space for free standing appliances. Pantry cupboard below the stairwell allows additional storage space. Window overlooks the rear garden whilst door to the side provides additional access to the garden itself.

Downstairs W.C

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

Landing

Spacious landing area provides access to all three bedrooms, family bathroom, loft above and to a large built-in airing cupboard.

Bedroom One

Double bedroom with window overlooking the rear aspect and a built-in storage cupboard.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bedroom Three

Bedroom with window overlooking the front aspect.

Bathroom

Family bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking side aspect.

Integral Garage

Accessed via up and over door to the front, the garage benefits from power and lighting and offers the potential to be converted to create additional living space if required.

Outside

To the rear, the property boasts a generous sized garden mainly laid to lawn enclosed with fenced borders, trees and hedgerows to create a private space. Gated access to the side of the property leads to the driveway to the front of home.

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. 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.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,900.50 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

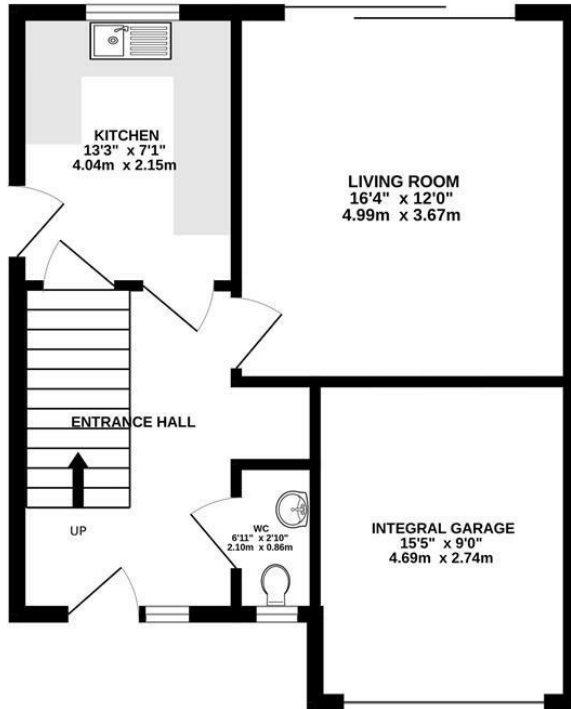
Heating: Gas central heating.

Broadband speed: Basic 25 Mbps, Ultrafast 1000 Mbps download speed.

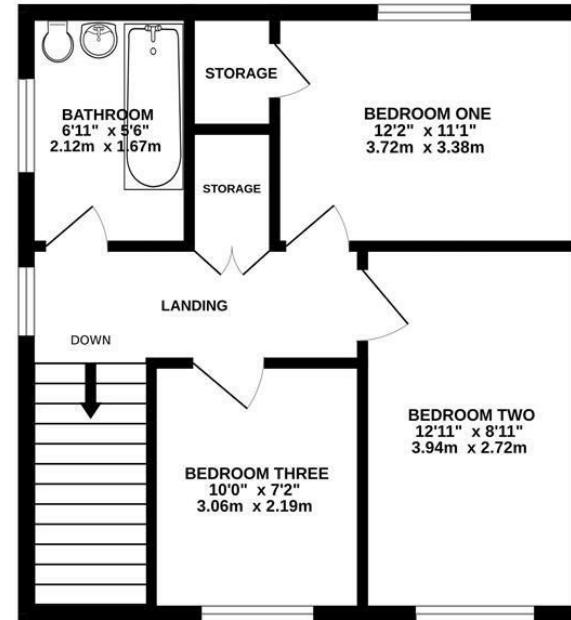
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.7 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.

