



3 Limekiln Grove, Gloucester GL2 8NQ
£399,000



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• Three Bedroom Family Home • Well presented extended accommodation • Off road parking for two vehicles and garage • Popular village location with primary school • Private rear garden • Located in quite cul de sac • Tewkesbury Borough Council - Tax Band E (£2,580.50 per annum 2024/2025). • EPC D66 • NO CHAIN

£399,000



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Entrance Hall

Good sized entrance hall with doors leading off to ground floor accommodation and stairs leading up.

WC

White suite comprising WC and hand wash basin. Frosted window to front aspect.

Living Room

A generous room with decorative fireplace along with a window to the front aspect and an archway leading into kitchen/diner which allows the natural light to flow through.

Kitchen / Dining Room

leading off from the living room through an archway you are met with a well appointed and modern style kitchen boasting vaulted ceilings, stylish worktops as well as a breakfast bar. The kitchen also includes a range of floor and eye

level units along with integrated appliances to include a dishwasher, a double oven, ceramic sink and a fridge/freezer. French doors leading to rear garden along with windows to overlook. There is a door into utility room.

Utility Room

Utility room to provide extra cupboard space along with plumbing for a washing machine and space for a dryer and a door out to the side.

Study/sitting room

A versatile space currently used as a study to include window to rear aspect with door leading out.

Bedroom One

Double bedroom with built in wardrobe. Window to rear aspect.

Bedroom Two

Double bedroom with built in wardrobe. Window to front aspect.



Bedroom Three

Bedroom three to include built in wardrobe. Window to rear aspect.

Shower Room

Fully tiled shower room with white modern suite comprising shower cubical with overhead shower, WC and hand wash basin.

Garage

Storage area via up and over door. Rear of garage partitioned off into utility area.

Outside

To the front of the property is a block paved driveway with parking for 2 vehicles, a lawned front garden with some shrubs along the border and a pathway to the front door. Gated side access leads around to the rear garden which has paved patio areas, expanse of lawn, a raised decked area off the study, a variety of mature shrubs and bushes along the borders, garden shed and is enclosed by fencing surround.

Location

Highnam is a village and civil parish on the outskirts of the city of Gloucester. It is 3 miles northwest of the city on the A40, on its way to Ross, west of Alney Island and Overbridge. The parish includes the villages of Lassington and Over. With a CofE primary school, village hall, day

nursery providing child care from 3 months to 5 years, a village shop and a doctors surgery.

Highnam also has an eighteen hole golf course and a large business park just outside the main village. Highnam Woods to the west of the village are managed by the RSPB as a nature reserve, and Lassington Woods are to the east of the village.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2,580.50 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

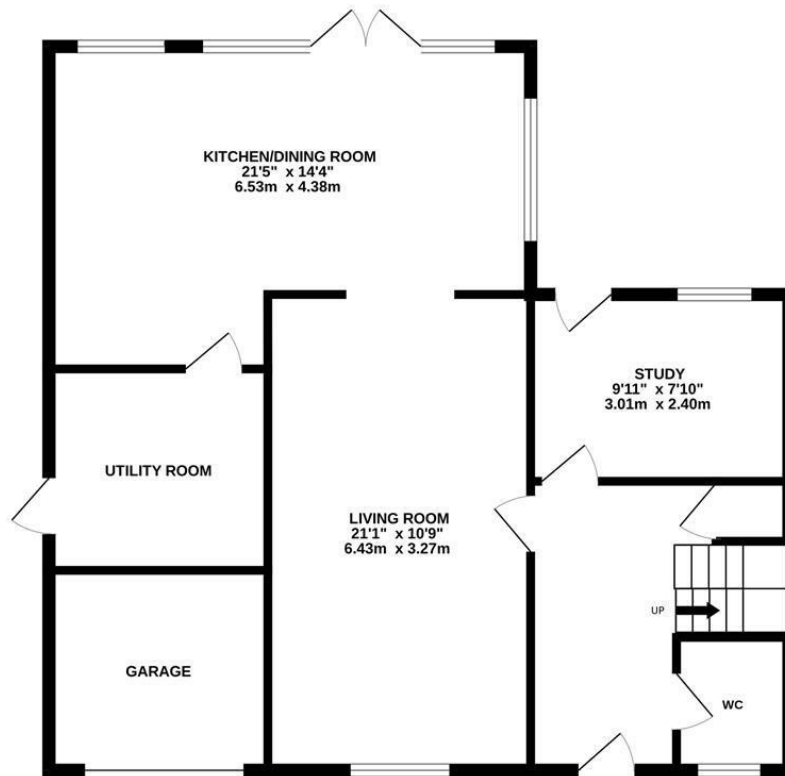
Broadband speed: standard 3 Mbps, superfast 70 Mbps, highest available download speed

Mobile phone coverage: EE, Vodafone, Three, O2

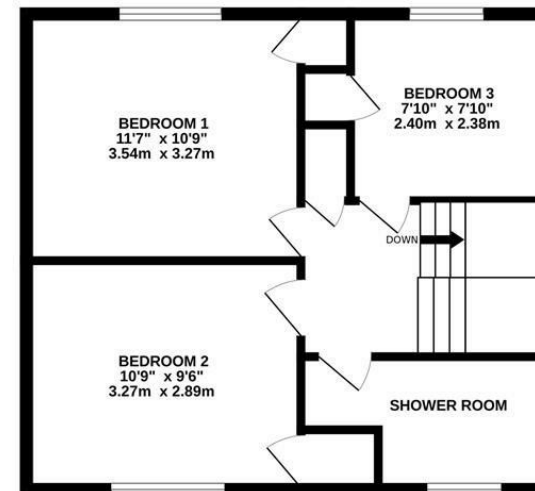




GROUND FLOOR



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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