



2 Hyde Park Corner, Gloucester GL19 3JR
£270,000

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- Popular village location • Walking distance to primary school • 50 ft rear garden • Family home
- Timber BBQ cabin in garden • No chain • EPC D - Council Tax C

£270,000

Entrance hall

Wood laminate flooring, stairs leading off, glazed wooden door leading to

Living room

Feature electric fireplace with surround, two radiators, power points, TV point, telephone point, front and rear aspect windows.

Dining room

Tiled flooring, radiator, front aspect window. Opening to:

Kitchen

Well appointed with a range of modern base units with laminated worktops and tiled splashbacks, integrated appliances to include dishwasher, two fridges, electric oven with tiled splashbacks, extractor fan over, single drainer stainless steel sink unit with mixer tap, tiled flooring, spot lighting, radiator, two rear aspect windows, glazed wooden door to:

Rear lobby

Door to garden and also to side entrance passage and opening leading to

WC

WC, wash hand basin, side aspect frosted window.

Utility room

Base units with laminated worktops and tiled splashbacks, single drainer sink unit with mixer tap, space for free standing fridge / freezer and further appliances, plumbing for washing machine, space for tumble dryer, tiled floor, door to storage cupboard, side aspect window.

First floor landing

Single radiator, rear aspect window.

Bedroom one

Built-in wardrobe, additional over the stairs cupboard, radiator, front aspect window.



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Bedroom two

Additional built-in wardrobe and boiler cupboard housing the electric central heating boiler, hot water tank with slatted shelving and storage space, single radiator, front aspect window.

Bedroom three

Radiator, rear aspect window offering a pleasant outlook over the garden, access to roof space via pull down loft ladder.

Family bathroom

WC, vanity wash hand basin with mixer tap and cupboard below, P shaped bath with mixer tap and Mira Sports shower over, glazed screen, tiled flooring to the walls, chrome heated towel rail, inset spot lighting, extractor fan, rear aspect frosted window.

Outside

To the front of the home, there is a communal parking area with gated access to the front gardens which are enclosed by hedging and picket fencing. The garden is laid to lawn with paved slabs leading to front door. The rear garden comprises of an area of wooden decking with outside lighting and water tap. The majority of the garden is laid to lawn with wood chipped play area and borders planted with flowers and shrubs. The garden also features a large wooden

built barbecue cabin which is approximately 2 years old. It is built by Eco Timber House Limited and features a central barbecue area with seating surround and a lounge area to the bottom of the cabin which is equipped with power points, wooden floor and double glazed windows to the front, rear and side aspects. The garden itself is approximately 50' x 30' and is enclosed by fencing and hedging and offers good levels of privacy.

Location

Redmarley D'Abitot is a civil parish and village in the Forest of Dean District. 3 miles (4.83km) north of Newent and 10 miles (16km) north west of Gloucester. St Bartholomews Church located in the centre of the village and the local CE Primary Academy, OFSTED outstanding school, a small village school taking in children from 4 -11 years of age. Redmarley also provides an under 5's playgroup, and active tennis club and cricket club to enhance the village community. The market town of Ledbury is approx 7 miles away and offers excellent shopping and recreational activities. There are good rail links from Ledbury and Gloucester and excellent motorway links.

Material Information



Tenure: Freehold

O2, Three

Council tax band: C

Local authority and rates: Forest of Dean

District Council £1825.54 (2023/24)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

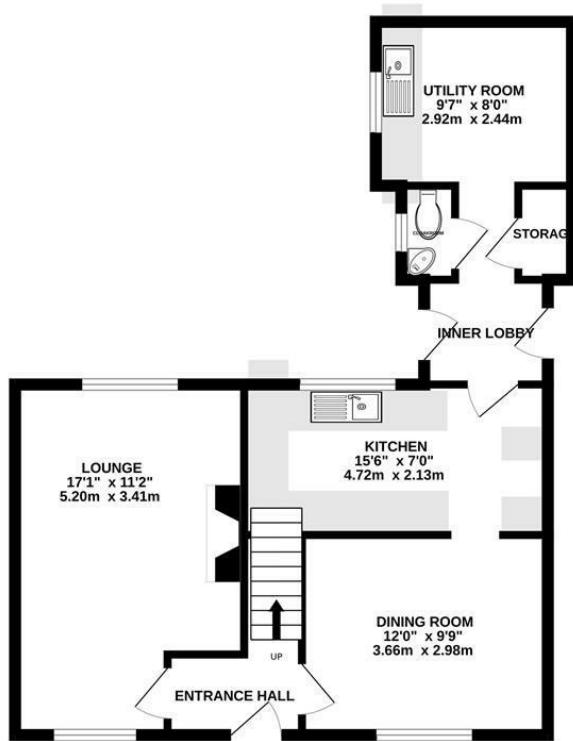
Heating: Electric

Broadband speed: Basic 5 Mbps

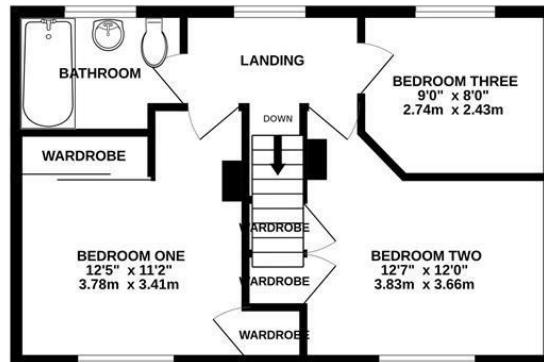
Mobile phone coverage: EE, Vodafone,



GROUND FLOOR



1ST FLOOR



HYDE PARK CORNER, REDMARLEY, GLOUCESTERSHIRE, GL19 3JR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features and dimensions are given as a guide only. 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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