



1 Springfield Cottages , Gloucester, GL4 8JH

Price Guide £400,000

Nestled in the charming village of Birdlip, Gloucester on a no through lane, this delightful end terrace period cottage offers a perfect blend of character and modern living. Spanning an inviting 709 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples or small families seeking a tranquil retreat. The property has been significantly updated by the current owners creating a modern living space but still in keeping with period cottage feel.

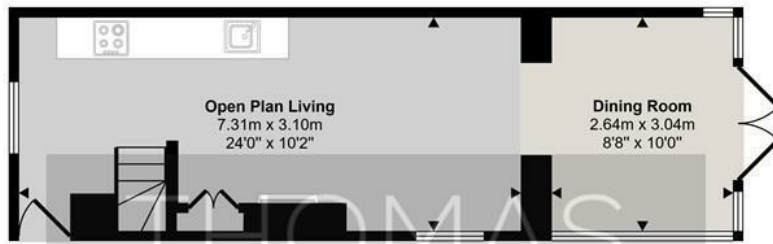
Upon entering, you are welcomed into the spacious open plan kitchen, living, dining space with a clearview woodburner, perfect for those cosy nights in. The kitchen is equipped with integrated dishwasher and washing machine. The dining room, which benefits from underfloor heating, over looks the beautiful south facing garden with patio and grassed area. The property further benefits from double glazing throughout.

On the first floor you will find the master bedroom which benefits from ample built in storage. The modern family bathroom has been tastefully updated by the current owners and has the ease of a walk in shower, also benefiting from underfloor heating. On the top floor you will find a second bedroom, currently used as an office space / guest room.

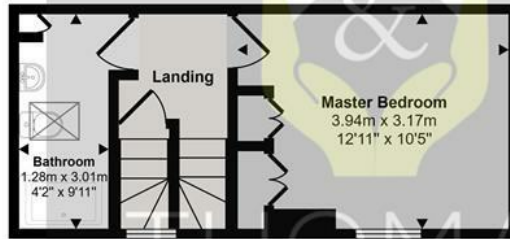
Birdlip is renowned for its picturesque surroundings and community spirit, offering a peaceful lifestyle while still being within easy reach of Gloucester's amenities. This property presents an excellent opportunity for those looking to embrace village life without sacrificing modern comforts.

- Period Cottage
- Two Bedrooms
- Modern Throughout
- Open Plan Living
 - Garden
- Village Location

Approx Gross Internal Area
66 sq m / 709 sq ft




Ground Floor
Approx 32 sq m / 344 sq ft



First Floor
Approx 22 sq m / 235 sq ft




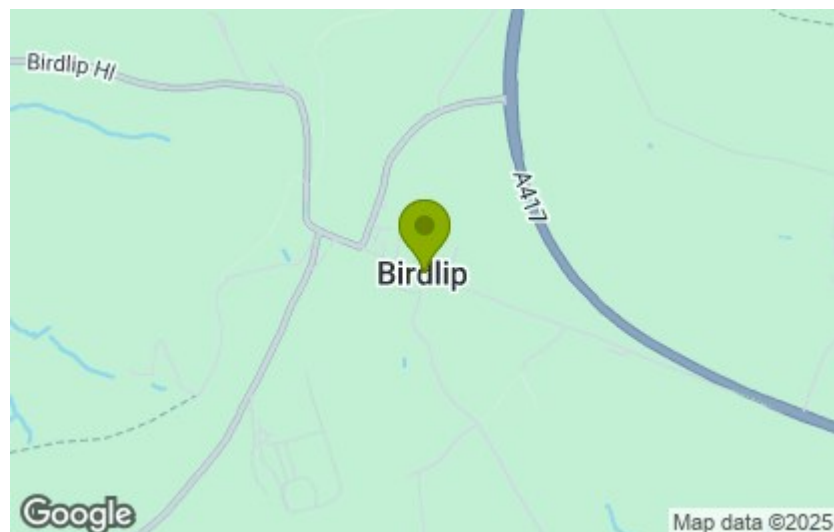
Second Floor
Approx 12 sq m / 130 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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