



Blinkhorns Bridge Lane, Gloucester GL2 0SL

£370,000



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- Three bedroom detached extended family home
- Positioned on a generous sized plot
- Immaculately presented throughout
- Generous & flexible living accommodation provided
- Front & rear gardens with summer house & vegetable plot
- Off-road parking for two vehicles & single garage
- South West facing garden
- EPC rating C71
- Gloucester City Council - Tax Band D (£2,042.34 per annum)

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

£370,000

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Entrance Hallway

Spacious entrance hall offers convenient space for shoes and coats whilst providing access to the living room, downstairs w.c and utility area.

Living Room

The living room offers a peaceful space with log burner helping to create a cosy feel. Window overlooks the front aspect whilst access is provided to the kitchen aswell as to the stairwell leading to the first floor accommodation.

Kitchen / Dining Room

Light and airy, the open plan space offers ample worktop and storage space within the kitchen area aswell as space for a gas range cooker. Convenient space is also provided for a dining area if required. Window overlooks the rear aspect whilst access is provided to a utility area aswell as to the sun room to the rear.

Sun Room

Added by the present owners, the sun room offers a peaceful space to be utilised as a second living room if required. Underfloor heating is provided in the room with plenty of windows overlooking the rear garden aswell as French doors providing access to the garden itself.

Utility Area

The utility area offers additional storage space alongside integrated washing machine and dishwasher. Window overlooks the side aspect with door providing additional access to the side.

Downstairs W.C

White suite cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the side aspect.

Landing

Spacious landing area, with window overlooking the side aspect, provides access to all three bedrooms, family bathroom and to the loft above

Bedroom One

Double bedroom with built-in wardrobes and window overlooking the rear aspect.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bedroom Three

Bedroom with window overlooking the front aspect.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin with storage below, bath with shower attachment over and window with frosted glass overlooking the side aspect.

Outside

Positioned on a generous sized plot, the property benefits from convenient space to both the front and rear. The front offers a lawned area with trees and hedgerows creating privacy. Off-road parking for two vehicles is also provides. Side access either side of the property leads to the rear of the property where a private enclosed garden is found. Decking area offers convenient space for seating leading onto a lawned area with summer house to the rear. Vegetable plot is also provided with additional gated access leading to the road. The property also benefits from a single garage located on the edge of the property itself to the front.

Location

Privately positioned between Barnwood and Longlevens, Blinkhorns Bridge Lane offers an ideal location for families and working professionals being only 1.5 miles from the historic city centre. Offering various amenities, shopping destinations, bars and restaurants, Kingsholm stadium provides both sporting and music events throughout the year alongside further access to the developed Gloucester Docks providing further entertainment, eateries and twelve screen cinema. With several primary and secondary schooling to include public, grammar and private, alongside transportation links ideal for Cheltenham to the north and Bristol to the south in addition to direct train links to London Paddington.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,042.34 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

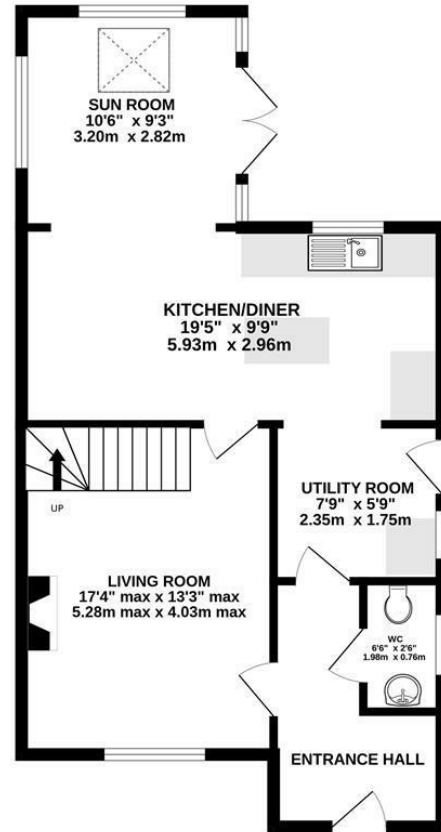
Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Superfast 68 Mbps, Ultrafast 1000 Mbps download speed.

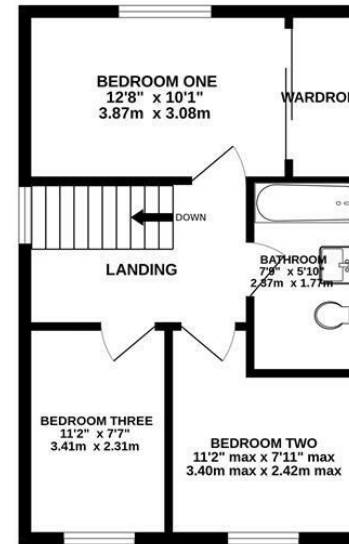
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
82-91	A		
69-81	B		83
55-68	C	71	
39-54	D		
29-38	E		
21-28	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



