



Norbury Avenue, Matson GL4 6AF
£250,000



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- Extended three bedroom end terraced property
- Generous & flexible living accommodation throughout
- Private & mature enclosed rear garden
- Driveway providing off-road parking for multiple vehicles
- Potential rental income of £1,250 pcm
- EPC rating TBC
- Gloucester City Council - Tax Band A (£1,425.38 per annum)

£250,000



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

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Entrance Porch

The porch provides convenient space for shoes, coats and such like whilst providing access into the entrance hall.

Hallway

Hallway provides access to the living room and stairwell leading to the first floor.

Living Room

Generous in size, the living room offers convenient space for both lounge and dining areas if required. Access is provided to the conservatory to the rear as well as access to the kitchen.

Conservatory

Added on from the living room, the conservatory provides additional living space whilst overlooking the private rear garden. Access to the garden itself is also provided from the conservatory via French doors.

Kitchen

Modern kitchen benefits from ample worktop and storage space including pantry and carousel style cupboards. Integrated dishwasher is also provided alongside space for a gas range cooker. Window overlooks the rear aspect whilst access is provided to the dining room.

Dining Room

Converted from the garage, the dining room provides an additional reception room. Further access is to the garden is provided from the room as well as access to a utility area benefitting from plumbing for a tumble dryer and automatic washing machine. Access is also provided to the shower room.

Shower Room

Created for the needs of the present owner, the modern wet room comprises of shower above with seat below, w.c and wash hand basin.

Landing

Spacious landing area, with window overlooking the front aspect, provides access to all three bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bedroom Three

Bedroom with window overlooking the front aspect.

Bathroom

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

Outside

To the rear, the property boasts a mature and private garden with much planting and hedgerows to maintain the privacy. Patio area steps onto a lawned area with additional seating area to the rear of the garden. The front of the property benefits from a large driveway providing off-road parking for multiple vehicles.

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 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, Gloucester Golf Club and access to Robinswood Hill.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council Tax Band A (£1,425.38 per annum)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

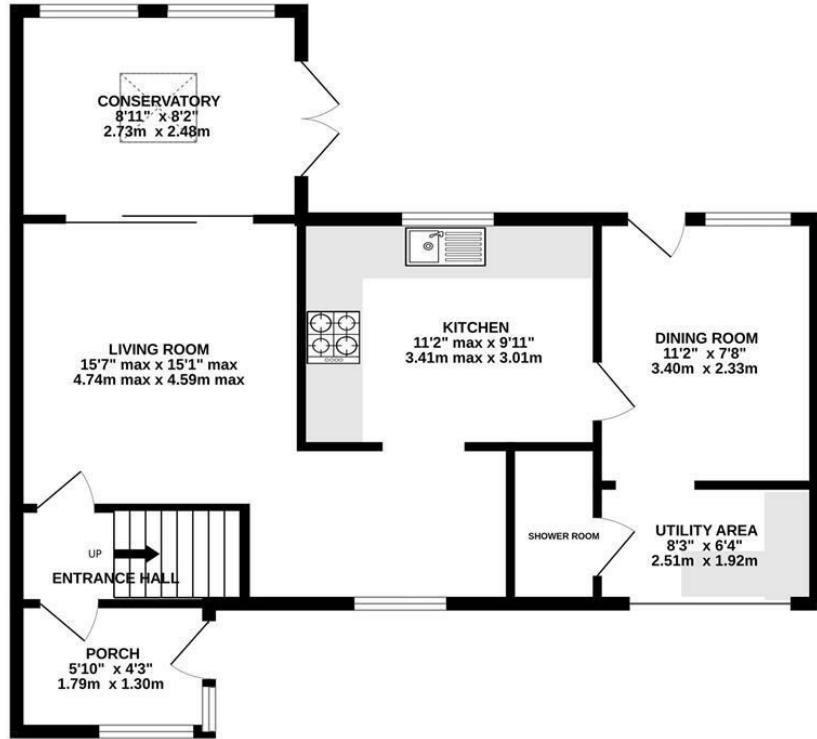
Heating: Gas central heating.

Broadband speed: Standard 6 Mbps, Superfast 60 Mbps, Ultrafast 1000Mbps - Highest available download speed

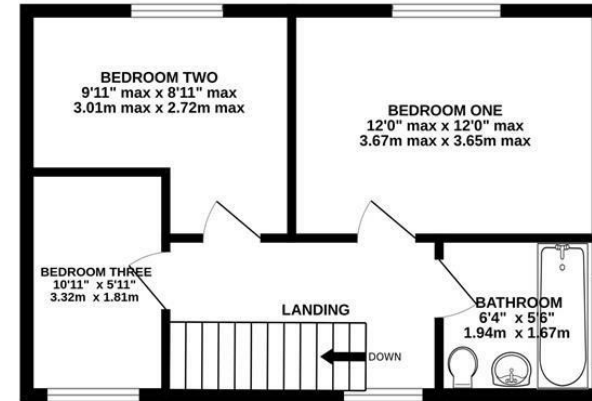
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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 |
|---|---|-------------------------|-----------|
| 109 (100) | A | | |
| 81-101 | B | | |
| 55-80 | C | | |
| 35-54 | D | | |
| 15-34 | E | | |
| 1-14 | F | | |
| 0 | G | | |
| All energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



