



**Swannington Drive, Quedgeley GL2 2HD**  
**£280,000**





# Swannington Drive, Quedgeley GL2 2HD

• Three bedroom extended terraced home with en-suite to master • Immaculately presented throughout • Modern kitchen & bathrooms • Private & enclosed rear garden • Two allocated parking spaces adjacent to the property • Potential rental income of £1,300 pcm • EPC rating B84 • Gloucester City Council - Tax Band C (£1,900.50 per annum)



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**£280,000**

## Entrance Hallway

Hallway provides access to the living room, downstairs w.c and stairwell leading to the first floor accommodation.

## Living Room

Spacious living room with media wall providing storage within the recesses and electric fireplace. Window overlooks the front aspect of the property whilst access is provided to the kitchen.

## Kitchen / Dining Room

The modern and upgraded kitchen boasts ample worktop and storage with integrated appliances to include hob, oven, automatic washing machine and bin storage below counter. Access to a built-in storage cupboard is also provided beneath the stairwell whilst the room continues to open the extended room to the rear.

## Snug / Second Living Room

Added by the present owners, the rear extension provides the ideal additional living space to be utilised as a snug, dining room or second living room if required. An abundance of natural light streams into the room via the skylight above, window overlooking the rear garden and bi-fold doors that provide access to the garden itself.

## Downstairs W.C

Modern white suite cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the front aspect of the property.

## Landing

Spacious landing area provides access to all three bedrooms, family bathroom, built-in storage cupboard and to the loft above.

## Bedroom One

Double bedroom with window overlooking the front aspect and access provided to the en-suite

## En-Suite

Modern white suite shower room comprising of w.c, wash hand basin and shower cubicle.

## Bedroom Two

Double bedroom with window overlooking the rear aspect and additional shelving behind the door.

## Bedroom Three

Bedroom with window overlooking the rear aspect.

## Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, heated towel rail, motion sensor lighting, bath with shower attachment from the tap and window with frosted glass overlooking the front aspect.

## Outside

To the rear, the property boasts a private rear garden enclosed with fenced borders. Decking area to the side benefits from a hot tub ideal for entertaining with lawned area as well. Additional water feature helps to create a calming and tranquil setting within the garden. Shed to rear provides ideal storage space which in-turn leads to the gated access leading round to the front of the property where two allocated parking spaces are found adjacent to the property itself.

## Location

Swannington drive is situated in the popular residential area of Kingsway which provides residents with the large superstore chain Asda, doctors surgery, public eating houses alongside nursery and primary education as well as many other amenities. With various green areas, open parks spaces and mixed games courts, the area is popular with young families and professionals having close connection to the M5 leading to Bristol in the south or Birmingham in the north.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,900.50 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

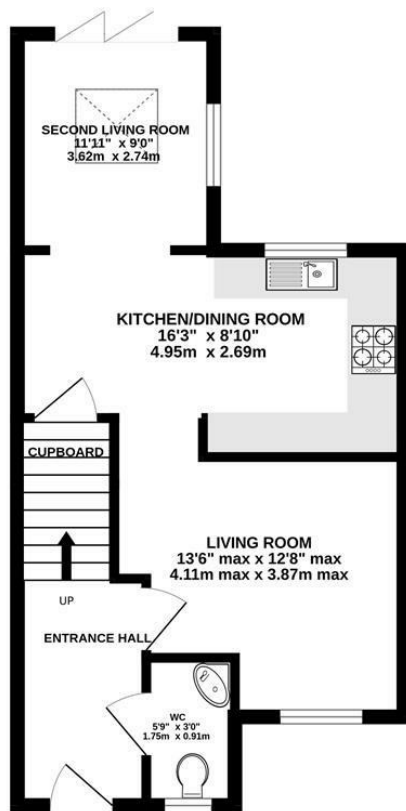
Heating: Gas central heating.

Broadband speed: Standard 5 Mbps, Superfast 80 Mbps, Ultrafast 350 Mbps - Highest available download speed.

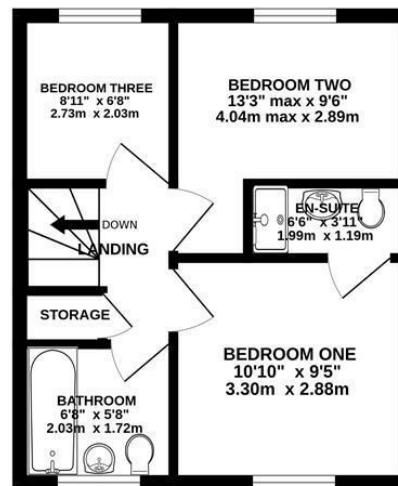
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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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.

