



Winter Gate Road, Longford GL2 9FB

£267,500



Winter Gate Road, Longford GL2 9FB

- Three bedroom semi-detached property
- Separate kitchen & living room
- En-suite shower room to master
- Single garage & off-road parking
- Situated within the popular residential area of Longford
- Potential rental income of £1350pcm
- EPC Rating B84
- Tewkesbury Borough Council - Tax Band C

£267,500



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Entrance Hallway

The spacious entrance hall provides access to the living room, kitchen, downstairs w.c and storage cupboard located beneath the stairwell.

Kitchen

The modern kitchen benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, electric oven and electric hob and washing machine/dryer. Window overlooks the front aspect of the property.

Living Room

The spacious lounge boasts convenient space for both lounge and dining areas if required as well as a built-in storage cupboard beneath the stairwell. French doors provide access to the rear garden.

Downstairs W.C

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

Bedroom One

Double bedroom with window overlooking the rear aspect and spacious built-in wardrobes. Access is provided to the en-suite shower room.

En-Suite

The modern en-suite comprises of w.c, wash hand basin, shower cubicle and heated towel rail.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bedroom Three

Bedroom with window overlooking the rear aspect.

Landing

The landing area provides access to all three bedrooms, family bathroom, storage cupboard and to the loft above.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, bath with shower above and window with frosted glass overlooking the front aspect.

Outside

Externally the property boasts a private and enclosed rear garden with both lawned and patio areas whilst gated access leads to the rear of the property where the parking is located in front of the single garage. The garage itself is accessed via up and over door.

Location

The popular residential setting of Longford is located a mile from the City Centre and a mile and a half from the popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham, Bristol and other major cities, the property would be favoured by a working professional. Schools, eateries and suitable transport links for commuters compliment the area in addition to various recreational grounds and dog walking routes.

Material Information

Tenure: Freehold. An annual charge towards the upkeep of the development is payable at £250.00 per annum paid in half yearly instalments.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band C (£1,856.18 per annum)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

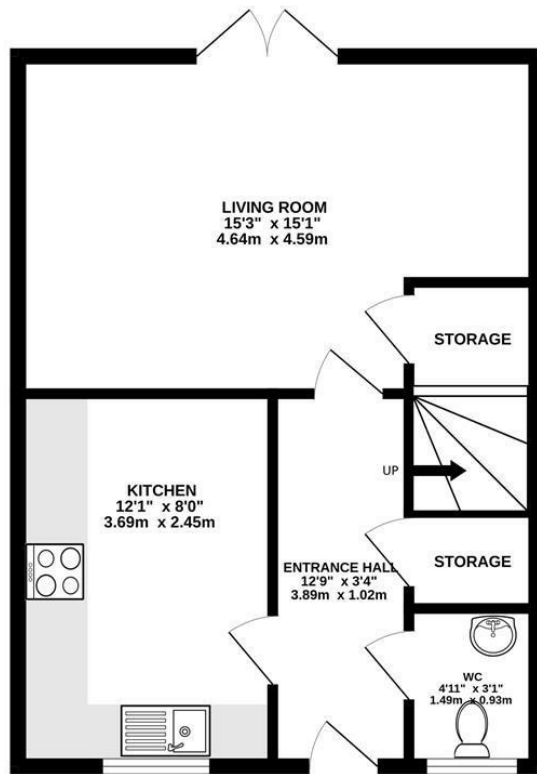
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 50 Mbps, Ultrafast 1000 Mbps download speed.

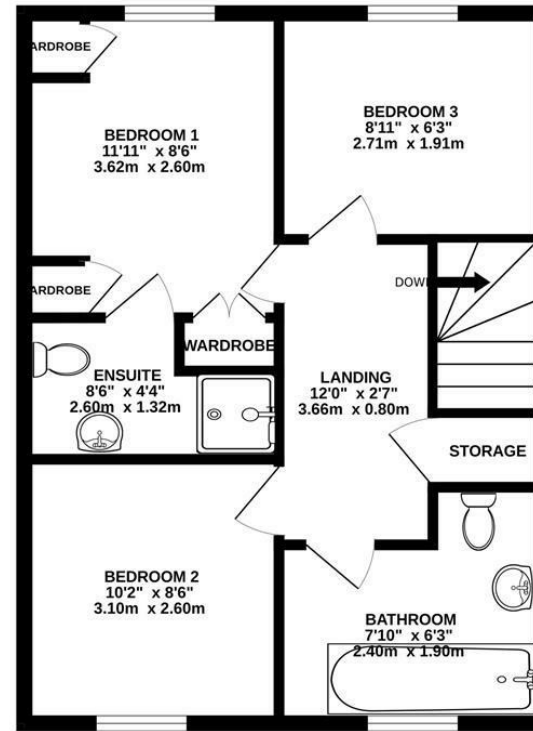
Mobile phone coverage: EE, Vodafone



GROUND FLOOR



1ST FLOOR



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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