



**Plock Court, Longford GL2 9DW**  
**£380,000**





## Plock Court, Longford GL2 9DW

• No onward chain • Three bedroom detached family home • Ample off-road parking and garage • Highly sought after location • Private and enclosed rear garden • EPC rating C70 • Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026

**£380,000**



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

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### Porch

Stepping inside you are welcomed by a generously sized porch with window to the side aspect.

### Living / Dining Room

Spacious living and dining room providing a versatile area with window to front aspect and stairs to the first floor. Understairs storage cupboard.

### Kitchen

Ample storage in a range of floor and eye level units alongside sink with mixer tap and space for oven, fridge, freezer and plumbing for washing machine.

### Conservatory

Generously sized conservatory with French doors opening to outside.

### Study

Window to front aspect.

### Utility / Cloakroom

Currently utilised as a cloak room with W.C and wash hand basin, the room would lend itself well to being convert into a utility room. Door to rear providing access to outside.

### Landing

Provides access to all three bedrooms and the shower room. Airing cupboard housing water tank.

### Master Bedroom

Double bedroom with window to the front aspect.

### Second Bedroom

Double bedroom with built-in storage cupboard. Window to the rear aspect overlooking the garden.

### Third Bedroom

Window to front aspect.

### Shower Room

Modern shower suite comprising W.C, vanity unit and double width walk-in shower enclosure with tiled surround. Frosted window to rear aspect.

### Garage

Integral garage with power and lighting. Up and over door granting vehicular access.

### Outside

To the front, the property benefits from a driveway providing off-road parking for multiple vehicles alongside a lawned space. Accessed via the side gate, the back garden is mainly laid to lawn with a patio area and garden shed.

### 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.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026.

Electricity supply: Mains.

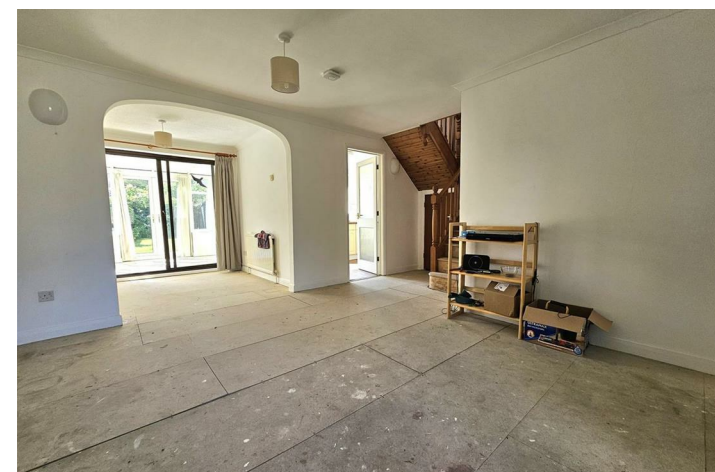
Water supply: Mains.

Sewerage: Mains.

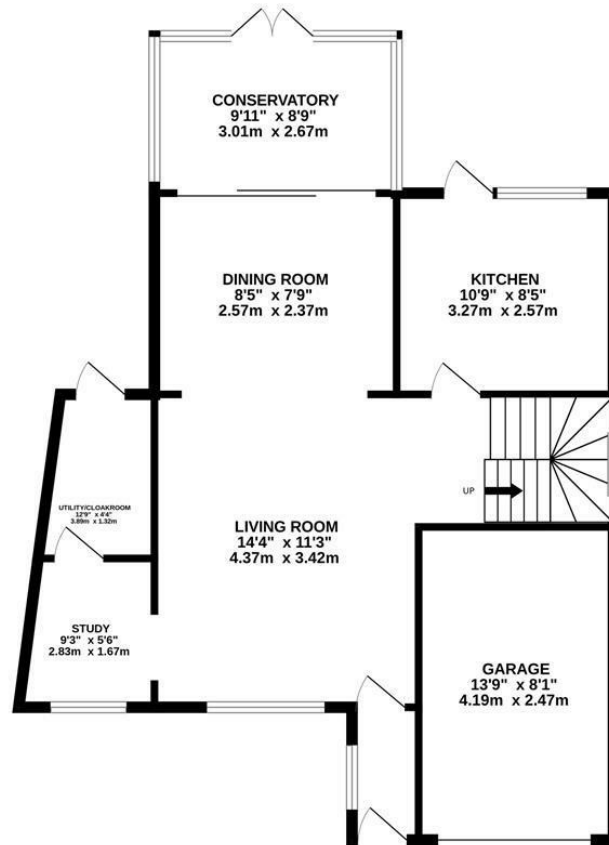
Heating: Gas central heating.

Broadband speed: Standard 27Mbps, Ultrafast 1000 Mbps, Highest available download speed.

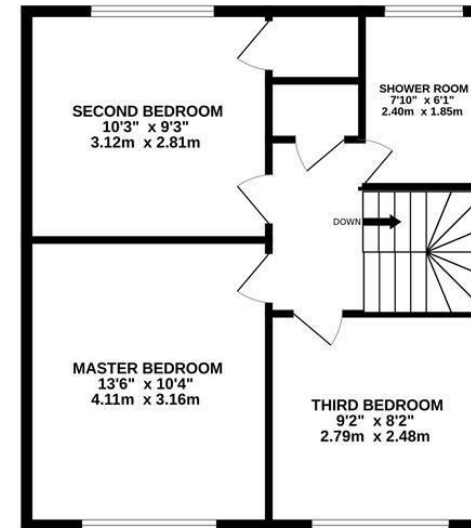
Mobile phone coverage: Openreach, Virgin Media



GROUND FLOOR



1ST FLOOR



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