



ASKING PRICE

**£229,950**

**Blinkhorns Bridge Lane**

Gloucester, GL2 0SL

#### PROPERTY SUMMARY

The property briefly comprises of an entrance porch leading into the spacious lounge with stairs rising to the first floor. This great open space is filled with natural light from the window overlooking the front aspect. The open plan kitchen / breakfast / dining room sits adjacent and acts as the heart of the home. The kitchen itself was recently installed and features a built in oven / hob and plenty of wall / base units. The dining area has French doors leading into the rear garden and space for all your further appliances.

Upstairs there are two well proportioned double bedrooms along with a good sized bathroom and access to a useful loft space.

There is a block paved driveway to the front providing off road parking for a car. The private rear garden is fully enclosed with a patio area off the dining room and a lovely covered seating area to the back. The garden is bordered with mature planting and offers a great private space for relaxation.

Discreetly situated between Barnwood and Longlevens, Blinkhorns Bridge Lane presents an ideal location for families and professionals, being a mere 1.5 miles from the historic city centre. This prime location offers an array of amenities, including premier shopping destinations, bars, and restaurants. Kingsholm Stadium hosts both sporting and musical events throughout the year, while the nearby Gloucester Docks provide additional entertainment options and a variety of dining establishments, The area boasts several esteemed primary and secondary schools, encompassing public, grammar, and private institutions. Moreover, superior transportation links afford easy access to Cheltenham to the north, Bristol to the south, and direct train services to London Paddington.

2



1



2



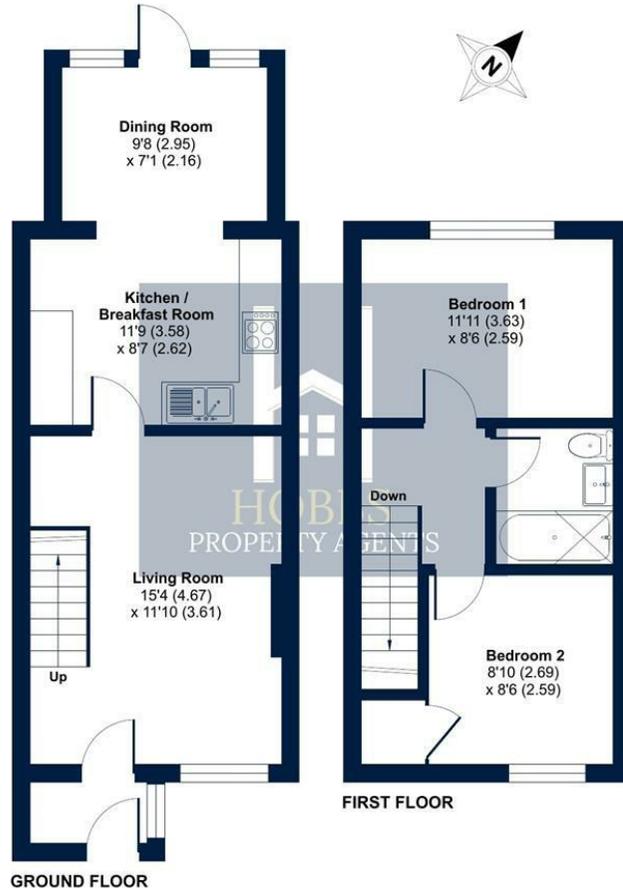






## Blinkhorns Bridge Lane, Gloucester, GL2

Approximate Area = 677 sq ft / 62.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Hobbs Property Agents Limited. REF: 1149718

**LOCAL AUTHORITY**  
Gloucester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) A                                 |  |                         | 90        |
| (81-81) B                                   |  | 74                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE DETAILS

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