



2 Winget Close, Podsmead Road, Gloucester, GL1 5DS

£289,950

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Farr & Farr Sales Lettings 

**2 Winget Close, Podsmead Road,
Gloucester, GL1 5DS**

£289,950

**A NEWLY BUILT END TERRACE HOUSE OF
EXCELLENT PROPORTIONS BEING ONE OF
FOUR IN A SMALL PRIVATE CUL DE SAC OF
SEVEN HOUSES**

Winget Close is a private cul-de-sac of seven properties situated off Podsmead Road in this highly desirable part of Gloucester. Local schools and transport facilities are within easy reach and access to the Southern ring road with its fast routes to Cheltenham, the M5 and Bristol is only a short drive.

Number 2 offers excellent accommodation with three bedrooms and the master having its own ensuite as well as a family bathroom. To the ground floor a good size sitting room and large open kitchen/diner to the rear with bifold doors adjoining and overlooking the South backing gardens. Additionally it is double glazed throughout and has gas heating. To the exterior, a large carport to the side with parking for up to 2 cars.

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ENTRANCE HALL

Of a very good size with UPVC double glazed front door. Staircase to landing with under stairs cupboard. Double radiator. Inset ceiling spotlights. High quality flooring.

CLOAKROOM

Low level WC. Vanity unit with wash basin with cupboard below. Heated towel rail. Extractor fan. Ceiling spotlight.

SITTING ROOM 14' 8" x 9' 10" (4.47m x 2.99m)

Radiator. Two wall points. TV cable points.

KITCHEN/DINER 17' 2" x 13' 1" (5.23m x 3.98m)

Comprehensively fitted with inset 1 and 1/2 half bowl single drainer stainless steel sink unit with mixer taps and cupboards below. Wall and base units with worktops. Part tiled walls. High-quality flooring. Built-in stainless steel and glass fronted oven with gas hob and extractor hood. Built-in dishwasher. Space for fridge/freezer. Plumbing for washing machine. Inset ceilings spotlights. Window to side. TV and cable points. Double radiator. Bifold doors to South backing garden.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Inset ceiling spotlights. Smoke alarm. Double radiator. Wall thermostat. Airing cupboard housing ideal gas fired central heating boiler.

BEDROOM 1 12' 5" x 10' 9" (3.78m x 3.27m)

TV and cable points. Radiator.

ENSUITE SHOWER ROOM

Tiled shower cubicle with stainless steel controls and glazed doors. Low level WC. Vanity unit with wash hand basin and cupboard below. Fully tiled walls. Tiled floor. Extractor fan. Shaver point. Ceiling spotlights. Heated towel rail.

BEDROOM 2 11' 5" x 7' 4" (3.48m x 2.23m)

Radiator.

BEDROOM 3 9' 0" x 9' 6" (2.74m x 2.89m)

Radiator.

BATHROOM

Panelled bath with mixer taps and separate stainless steel shower. Glazed vanity unit with wash hand basin and cupboards below. Low level WC. Fully tiled walls. Tiled floor. Extractor fan. Ceiling spotlights. Heated towel rail. Shaver light.

EXTERIOR

Path to front door. Outside power and light. Meter boxes. Area of terrace with gated access to:-

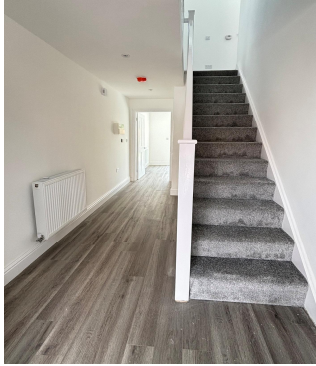
Rear gardens with good area of lawns with outside lighting. All enclosed by fencing giving a good deal of privacy.

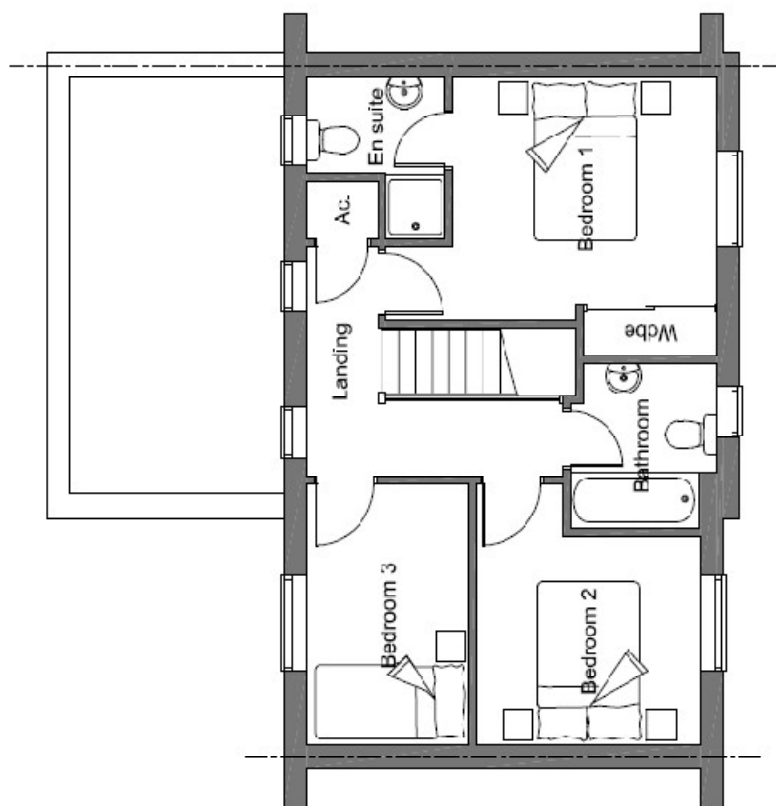
CARPORT 17' 0" x 9' 6" (5.18m x 2.89m)

AGENTS NOTE

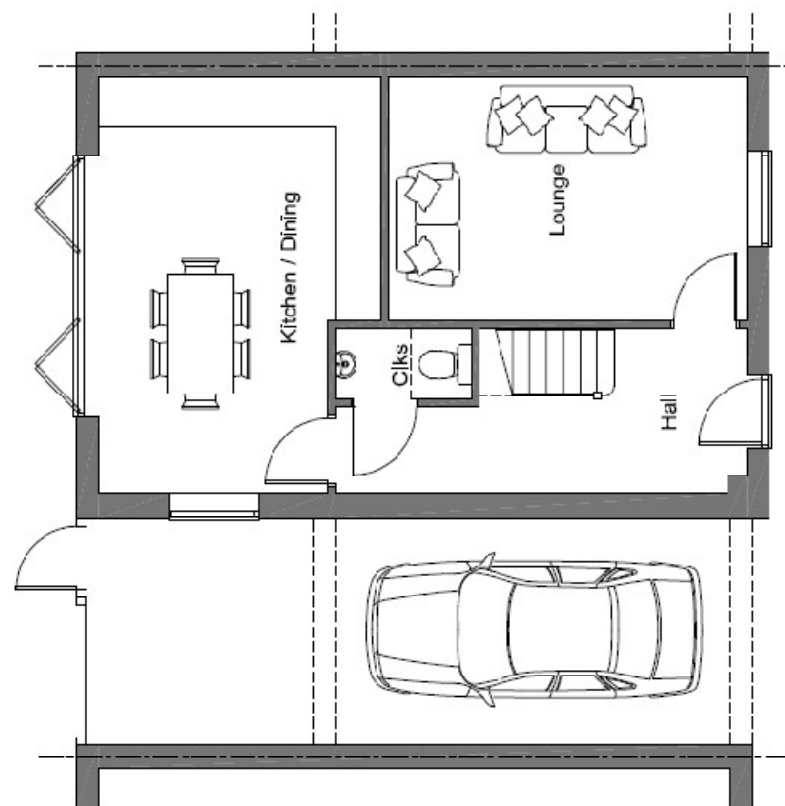
EPC: B-83

COUNCIL TAX: TBC





First Floor



Ground Floor

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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