



8 Winget Close, Podsmead Road, Gloucester, GL1 5PB.

£317,500

 | 3

 | 2

 | 2


Farr & Farr Sales Lettings 

**8 Winget Close, Podsmead Road,
Gloucester, GL1 5PB.**

£317,500

A newly built detached 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 sought-after part of Gloucester. Local schools and transport facilities are within easy reach and access to the Southern Ring Road with its fast route to Cheltenham and the M5 is only a short drive.

Number eight offers excellent accommodation with three bedrooms with an ensuite to the master as well as a family bathroom. To the ground floor is a good-sized sitting room with bifold doors overlooking the garden as well as kitchen diner and utility room. Additionally, it is double glazed throughout and has gas central heating. To the exterior, there is a good sized south-westerly backing garden.

www.farrandfarr.co.uk

UPVC double glazed front door with leaded glass detail to:-

Hall

Staircase to landing. Doorway to:-

Cloakroom

WC. Wash hand basin with cupboards below. Heated towel rail/radiator.

Sitting Room 17' 9" x 10' 0" (5.41m x 3.05m)

Radiator. High-quality flooring. Bifold doors to terrace and garden.

Kitchen 17' 0" x 9' 10" (5.18m x 2.99m)

One and a half bowl single drainer stainless steel sink unit with cupboards and drawers below. Wall and base units. Worktops. Built-in stainless steel and glass fronted oven. Four ring gas hob and back plate. Cooker hood. Built-in dishwasher. Space for fridge freezer. Radiator. Inset ceiling spotlights. Windows to the front and side.

Utility Room 6' 9" x 6' 0" (2.06m x 1.83m)

Inset single drainer sink unit with cupboards below. Plumbing for washing machine and space for dryer. High-quality flooring. Inset ceiling spotlights. Extractor fan. Ideal gas fired central heating boiler. Under stairs cupboard.

First Floor Landing

Access to loft with retractable ladder. Double radiator. Wall thermostat. Linen cupboard.

Bedroom One 11' 6" x 10' 9" (3.50m x 3.27m)

Radiator. Views over playing fields/cricket pitch.

En-suite

Shower Room of a good size. Tiled walls. Enclosed cubicle with stainless steel controls and glazed screen. Vanity unit with wash hand basin. Low level WC. Heated towel rail/radiator. Inset ceiling spotlights. Extractor fan. Tiled floor.

Bedroom Two 9' 6" x 8' 6" (2.89m x 2.59m)

Radiator. Views over playing field/cricket pitch.

Bedroom Three 10' 8" x 7' 4" (3.25m x 2.23m)

Radiator.

Bathroom

Panel bath with stainless steel shower and screen fully tiled walls load up WC vanity unit with wash hand basin and cupboards below. Vertical heated towel rail/radiator. Extractor fan. Ceiling spotlights.

Rear Gardens

Southwest backing with good area of paved terrace. Lawn. Enclosed by close boarded fencing. Side gate. Parking.

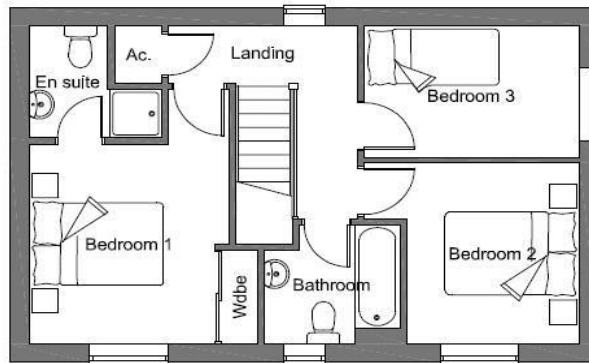
Agent Notes

EPC:B

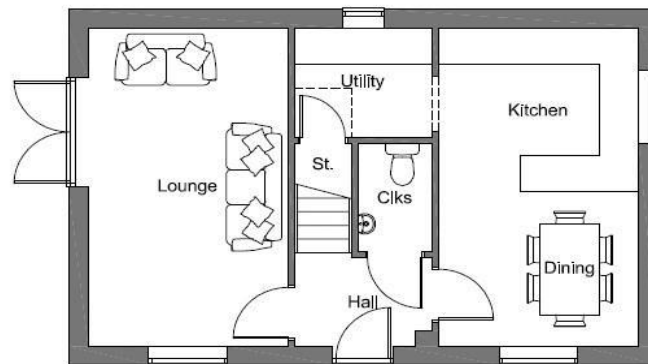
Council Tax:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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.

City Centre

2a Worcester Street
 Gloucester GL1 3AA
 ☎ 01452 500025
 ✉ enquiries@
 farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
 Gloucester GL3 3RT
 ☎ 01452 613355
 ✉ hucclecote@
 farrandfarr.co.uk

Longlevens

125 Cheltenham Road
 Gloucester GL2 0JQ
 ☎ 01452 380444
 ✉ longlevens@
 farrandfarr.co.uk

Lettings

40 Oxstalls Way
 Gloucester GL2 9JQ
 ☎ 01452 238298
 ✉ lettings@
 farrandfarr.co.uk