



**Duni Villa , Gloucester GL2 8JP**  
**£399,950**



## Duni Villa , Gloucester GL2 8JP

• Three bedroom detached cottage • 1/3 acre plot • Potential to further extend and improve (subject to planning permission) • Well kept gardens • Ample off road parking and detached garage • EPC D62 • Tax Band D

**£399,950**

### Living Room

Generously sized living space with with French doors to rear aspect and a window facing front aspect.

### Kitchen

Ample storage of floor level units along with a pantry, accompanied by integrated appliances to include electric oven, electric hob and extractor hood. Additional space and plumbing for washing machine. Window to rear aspect overlooking the garden.

### Dining Room

Window facing front aspect. Under stair storage.

### Master Bedroom

Double bedroom with built in storage cupboard. Window to the front aspect.

### Second Bedroom

Double bedroom with built in wardrobes. Window to front aspect.

### Third Bedroom

Storage cupboard. window to rear aspect over looking the back garden.

### Bathroom

White suite to include WC, wash hand basin and shower with tiled surround. Frosted window to front aspect.

### Garage

Garage with power and lighting. Electric up and over door.

### Workshop

Power and lighting. Additional storage and work bench.

### Outside

Situated on a plot measuring approximately 1/3 of an acre, the property offers a well kept wrap around garden benefiting from a combination of lawn and productive areas. The home offers a driveway giving parking to multiple vehicles.

### Location

The rural village of Minsterworth is located approximately five miles from the historic Gloucester City Centre, the location offers an active community with various countryside walks, natural wildlife throughout and public house the 'Severn Bore'. Gloucester city offers various amenities, shopping and transport facilities, including direct train line to London Paddington. The internationally renowned Kingsholm Stadium, home to local rugby as well as various events throughout the years including music concerts and festivals, alongside the developed Gloucester Quays positioned alongside the historic Docklands offering a range of restaurants, cinema and bars are also within a short distance.

### Material Information

Tenure: Freehold

Council tax band: D

Local authority and rates : Tewkesbury Borough Council - £2,103.86 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Private drainage

Heating: Mains gas

Broadband speed: Basic 20 Mbps

Mobile phone coverage: EE, Vodafone, Three & O2



1 High Street, Newent, GL18 1AN

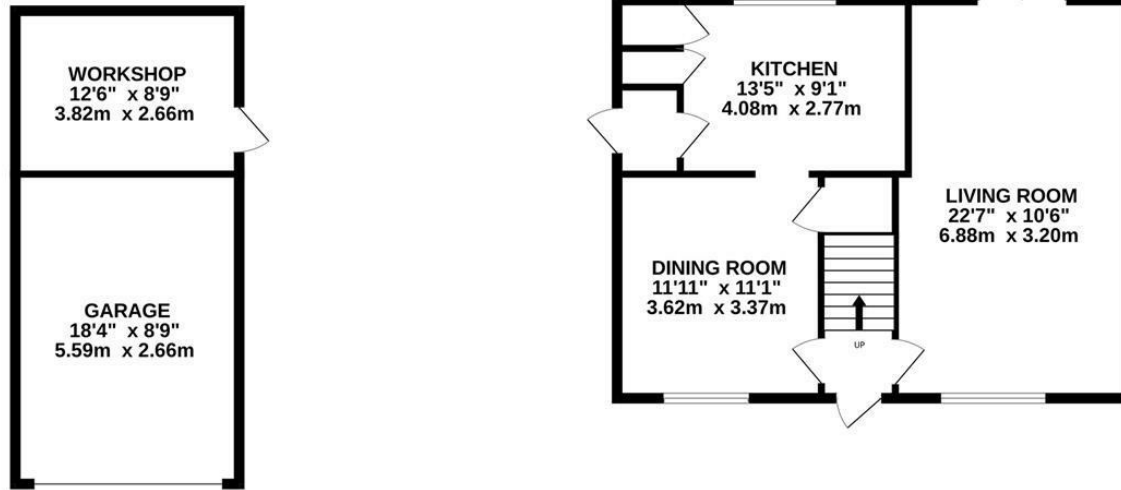
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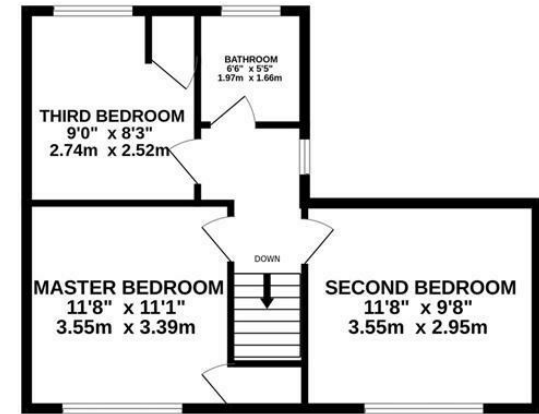
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GROUND FLOOR



1ST FLOOR



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