



Duni Villa , Gloucester GL2 8JP
£399,950



Duni Villa , Gloucester GL2 8JP

• Three-bedroom detached cottage • One third of an acre plot • Potential to further extend and improve (subject to planning permission) • Beautifully landscaped gardens • Ample off-road parking, detached garage and workshop • 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, full fibre available

Mobile phone coverage: EE, Vodafone, Three & O2



1 High Street, Newent, GL18 1AN

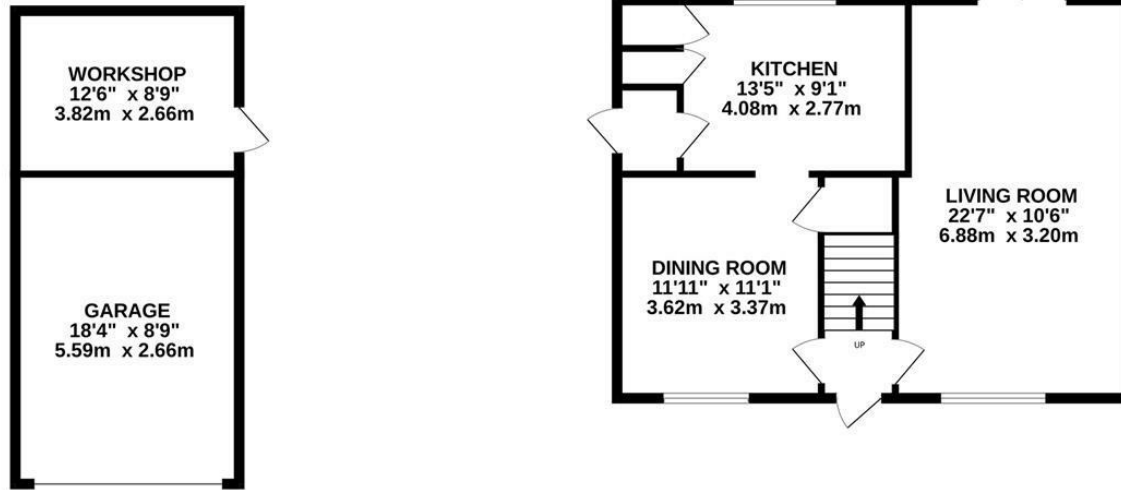
01531 828970

newent@naylorpowell.com

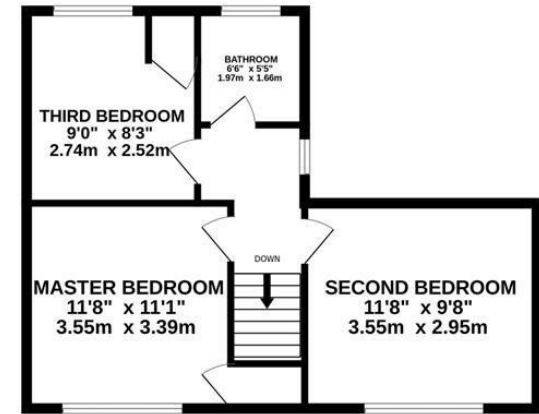
www.naylorpowell.com



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

