

Springhill Court, Sandhurst GL2 9NX

£210,000

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• No onward chain • Two bedroom mid-terraced home • Picturesque countryside views • Off-street parking • Situated in the popular Sandhurst area • EPC rating D57 • Potential rental income of £1,000 pcm • Tewkesbury County Council - Tax Band C (£2045.39 2025/26)

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Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hall
Property entrance with heater that gives access to kitchen and living area.

Kitchen
Kitchen with space for freestanding appliances with window to front aspect.

Living Room
Large living area with access to garden via patio doors.

Bedroom One
Double bedroom with storage cupboard and view to rear aspect.

Bedroom Two
Double bedroom with view to front aspect.

Bathroom
Spacious bathroom with wash hand basin, w.c. and bath with electric shower overhead.

Outside
A low maintenance garden consistent decking and stone with two sheds. Gated access to the rear leads to the parking area.

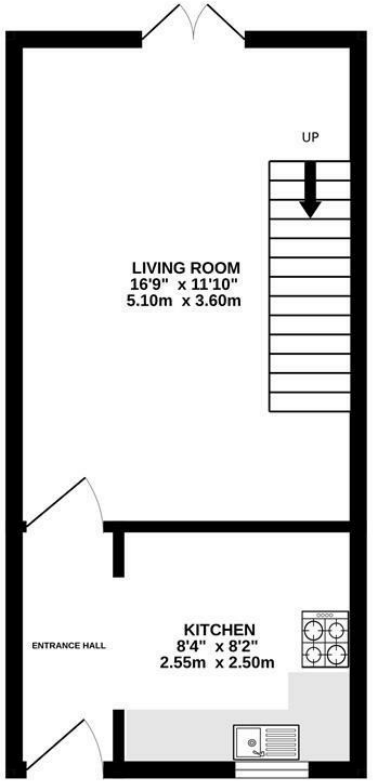
Location
Located approximately two miles from the historic Gloucester City Centre, the village of Sandhurst offers an ideal rural setting while remaining conveniently close to a wide range of city amenities. The village benefits from excellent commuter links to both Tewkesbury and Cheltenham. Sandhurst boasts a strong sense of community, with picturesque countryside walks, an active cricket ground, and a village hall featuring a popular weekend bar. A regular bus service further enhances accessibility, making Sandhurst an attractive location for families, working professionals, and those seeking a peaceful rural lifestyle without sacrificing convenience.

Material Information
Tenure: Freehold.
Local Authority and Rates: Tewkesbury County Council - Tax Band C (£2045.39 2026/27).
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Storage Heaters.
Broadband speed: Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone

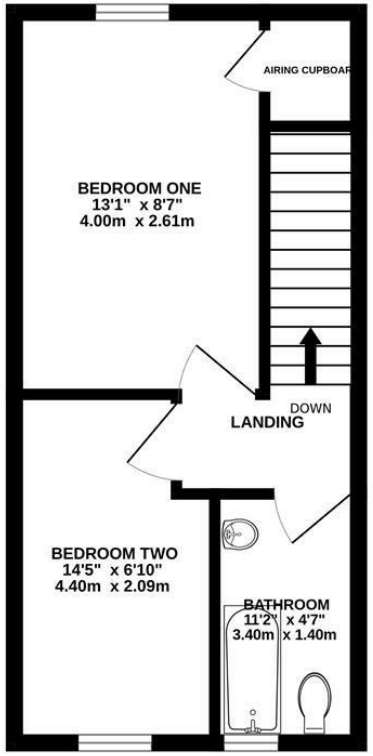




GROUND FLOOR



1ST FLOOR

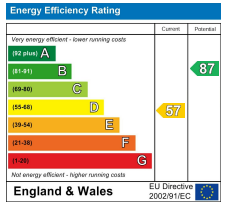


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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.



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