3 Bridge Field Court

Stroud Road, Gloucester GL4 0AX

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Fixed Asking Price £450,000

SUBSTANTIAL FOUR BEDROOM SEMI DETACHED FAMILY HOME built in 2022 with a 19FT KITCHEN/DINER that has bifold doors onto the patio, ELECTRIC CAR CHARGING POINT and a 20FT GARAGE with an ELECTRIC DOOR situated within a GATED DEVELOPMENT OF JUST FIVE PROPERTIES.

The accommodation comprises 19ft hallway, cloakroom, 16ft lounge, fitted kitchen/diner with built in appliances and bifold doors onto the patio, utility room, bedroom one with an en-suite shower room, three further bedrooms and a family bathroom.

Outside you have a driveway that leads to the 20ft garage and a 45ft enclosed rear garden that has a paved patio and lawn.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.
Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.
Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.

Partially glazed front door leads into:

ENTRANCE HALL
19' x 12' max (5.79m x 3.66m max)
Tiled floor, double radiator, stairs leading off with a walk in understairs storage cupboard below with a tiled floor, alarm panel, intercom system, downlighters.

CLOAKROOM
Low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, tiled floor, double radiator, downlighters, extractor fan.

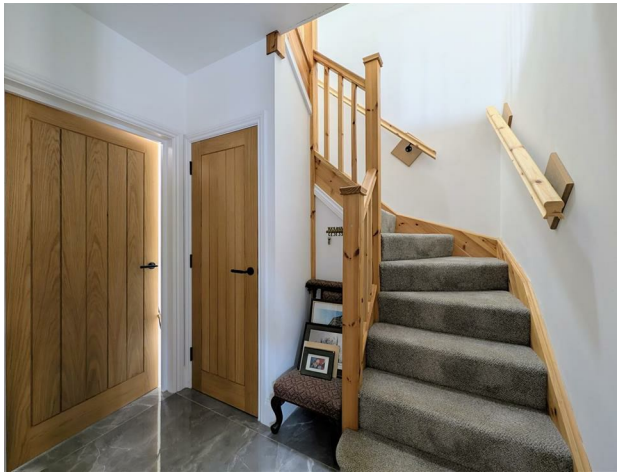
LOUNGE
16'6 x 14'5 max (5.03m x 4.39m max)
Two double radiators, tv point, downlighters, upvc double glazed window to front elevation overlooking the surrounding area.

KITCHEN/DINER
19'9 x 11'6 max (6.02m x 3.51m max)
A range of base and wall mounted units, solid oak worktops and splashback, Belfast style sink unit with a mixer tap, built in dishwasher and electric double oven, Island unit housing a five burner gas hob with cupboards below, breakfast bar, tiled floor, downlighters, vertical radiator, upvc double glazed bifold doors overlooking the rear garden.

UTILITY ROOM
7'6 x 5'10 (2.29m x 1.78m)
Base and wall mounted units, solid oak worktop and splashback, Belfast style sink unit with a mixer tap, double radiator, tiled floor, downlighters, extractor fan.

From the entrance hallway stairs lead to the first floor.

LANDING
Single radiator, downlighters and a light tube.



BEDROOM 1
16'5 x 11'7 max (5.00m x 3.53m max)
Double built in wardrobe, double radiator, downlighters, access to loft space, tv point, upvc double glazed window to front elevation with views over the surrounding countryside, through to:

EN-SUITE SHOWER ROOM
Double shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, heated towel rail, downlighters, extractor fan, tiled floor.

BEDROOM 2
11'7 x 9'7 (3.53m x 2.92m)
Double radiator, tv point, downlighters, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 3
10'7 x 9'9 max (3.23m x 2.97m max)
Double radiator, tv point, downlighters, upvc double glazed window to rear elevation.

BEDROOM 4
11'1 x 8'10 max (3.38m x 2.69m max)
Double radiator, tv point, downlighters, upvc double glazed window to front elevation.

FAMILY BATHROOM
7'9 x 6'3 (2.36m x 1.91m)
White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboards below, heated towel rail, tiled floor, downlighters, extractor fan, upvc double glazed window to side elevation.

OUTSIDE
To the front there is a garden which is laid to lawn with a paved pathway leading to the front door. To the side there is a driveway providing off road parking for approximately two vehicles with an electric car charging point which in turn leads to an:

ATTACHED GARAGE
20' x 11'6 (6.10m x 3.51m)
Electric up and over remote control door to front elevation, power, lighting, storage space over and houses the wall mounted gas fired combination boiler, double glazed French doors to side elevation.

There is a personal access gate at the side leading to the pleasant enclosed rear garden which measures 45ft in length and is mainly laid to lawn with a paved patio all surrounded by wooden panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: E
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

MAINTENANCE CHARGES
£80.00 Per Month for the development.

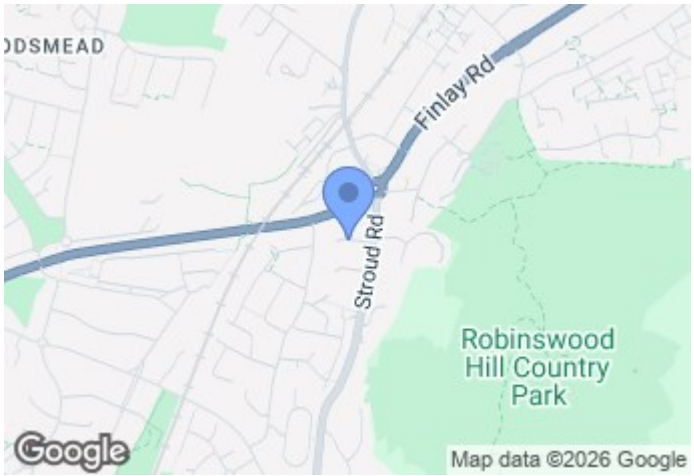
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From St Barnabas roundabout proceed up Stroud Road for 200-300 yards turning right into the single track driveway proceed back where the property can be located.

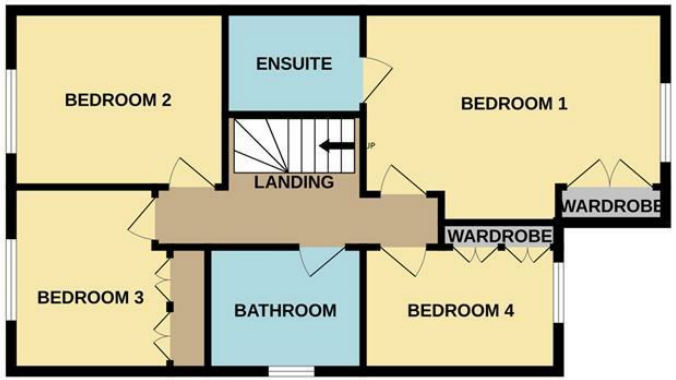
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



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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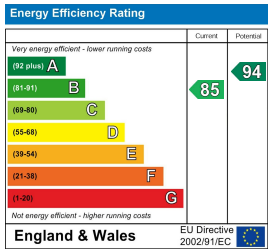

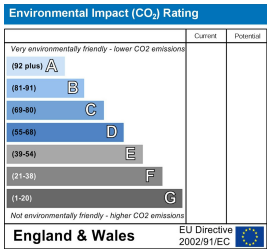

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