

Wansbeck Sandhurst Lane
Gloucester GL2 9AB

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£350,000

CHAIN FREE THREE BEDROOM DETACHED BUNGALOW offering SPACIOUS and VERSATILE ACCOMMODATION, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING and a SINGLE GARAGE all situated on a LEVEL PLOT in a DESIRABLE LOCATION.

The accommodation comprises entrance hall, lounge, two double bedrooms, shower room, kitchen, sun room, dining room/bedroom three.

Additional benefits include upvc double glazing throughout, gas fired central heating, on the edge of a village location, off road parking, attached garage with an electric up and over door and mature private established gardens to the front and rear.

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.



Upvc part glazed door leads into:

ENTRANCE PORCH
Wooden door leads into:

ENTRANCE HALL
Various doors leading off, radiator, airing cupboard housing the tank and slatted shelving, access to roof space.

LOUNGE
21'8" x 11'10" (6.62m x 3.62m)
Ornate stone fireplace housing a gas coal effect fire and hearth, power points, radiator, upvc double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM
11'0" x 10'8" (3.36m x 3.27m)
Light oak coloured fitted kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurfaces, tiled splashbacks, space for larder style fridge/freezer, space and plumbing for automatic washing machine, space for a gas cooker, radiator, part glazed door leads through to:

DINING ROOM
10'10" x 10'7" (3.31m x 3.24m)
Power points, radiator, upvc double glazed window looking out onto the private enclosed rear garden.

SUN ROOM
8'7" x 7'4" (2.62m x 2.26m)
Being of upvc construction with opening windows and a glazed door and having power.

BEDROOM 1
12'9" x 10'10" (3.90m x 3.32m)
A range of fitted bedroom furniture, a further built in wardrobe, radiator, power points, upvc double glazed window to front aspect.













BEDROOM 2

9'10" x 8'4" (3m x 2.55m)

Built in wardrobe, a further range of fitted furniture, radiator, power points, upvc double glazed window to rear aspect.

BATHROOM

White suite comprising a close coupled w.c., pedestal wash hand basin, a built in vanity unit, mirror fronted medicine cabinet, a walk in fully tiled shower, part tiled walls, radiator, extractor fan, upvc double glazed opaque window to rear aspect.

OUTSIDE

To the front of the property there is a pathway leading to the front door and in turn around to both sides of the property where there is gated access. The front garden is primarily laid to lawn and is well stocked with shrubs, trees and bushes. Double gates give access onto a driveway providing off road parking which in turn leads to a:

DETACHED GARAGE

18'11" x 9'6" (5.78m x 2.90m)

Electric remotely controlled door to front elevation, personal side door, power and lighting.

The gardens to the rear are primarily laid to lawn well stocked with mature bushes, shrubs, pergola and swinging seat on the patio area, store shed, water butt and all is enclosed by a combination of timber panel fencing and has a very private aspect.

AGENTS NOTE

The current owners have been in occupation since 1985. The property has never flooded however in 2007 it came up to the garage.

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: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

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 Oswalds Road proceed past St Oswalds Park turning left where signposted into Sandhurst Road. Proceed along here for approximately 400 meters past the turning to Rivermead Close where the property can be found on the right hand side.







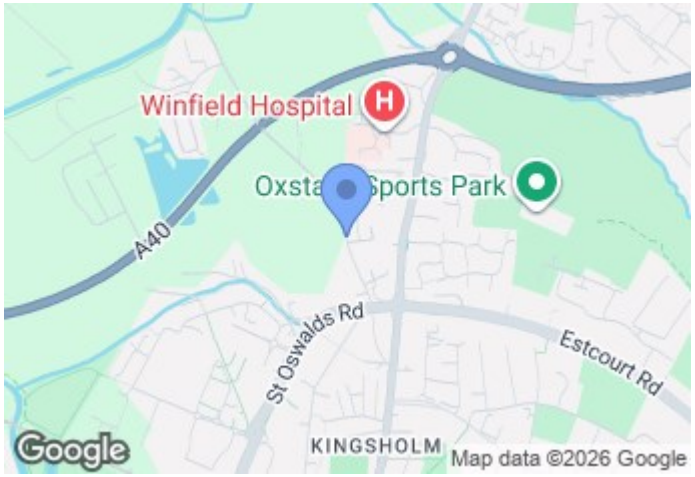


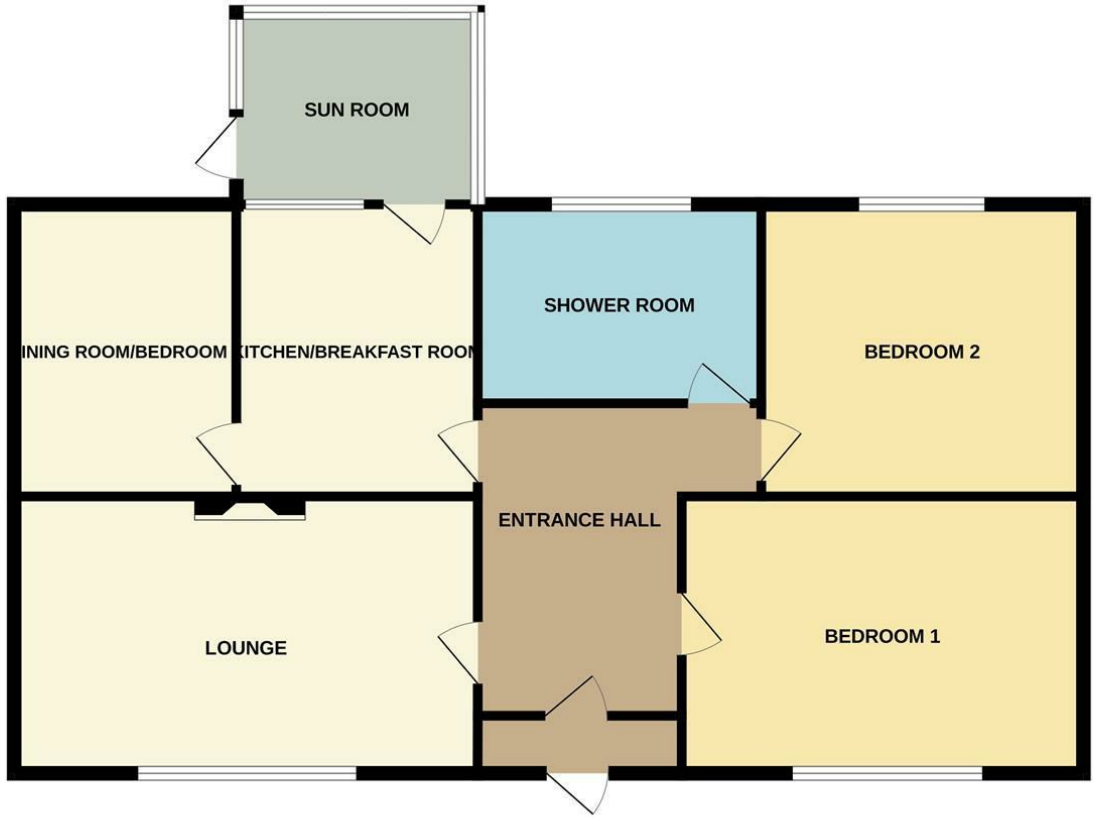
PROPERTY SURVEYS

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

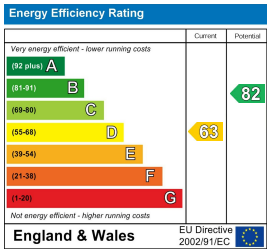


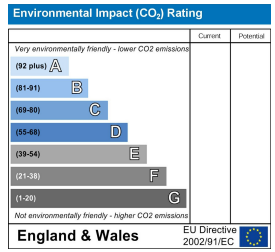






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

