



2 Bridge Field Court
Stroud Road, Gloucester GL4 0AX



STEVE GOOCH
ESTATE AGENTS | EST 1985

2 Bridge Field Court

£700,000

Stroud Road, Gloucester GL4 0AX

BEAUTIFULLY RENOVATED and EXTENDED FOUR/FIVE DOUBLE BEDROOM DETACHED PERIOD PROPERTY with a 29FT LOUNGE that has French doors onto the patio, a 29FT FITTED KITCHEN with INTEGRATED APPLIANCES and a GRAVEL DRIVEWAY that leads to the DOUBLE GARAGE all situated within a GATED DEVELOPMENT WITH NO ONWARD CHAIN.

Accommodation comprises porch, 14ft hallway, cloakroom, lounge, dining room with a bay window, kitchen, study/bedroom five, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two, bedroom three, bedroom four, upstairs cloakroom and the family bathroom with a four piece suite.

Outside of the property you have a gravel driveway leading to the double garage and an enclosed rear garden with two patios and a lawn.

Additional benefits include being the accommodation measures 2605 square feet, alarm system, Virgin ultra fast broadband, Internet and HDMI wired to most rooms.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. 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.



Double glazed front door with leaded lights leads into:

ENTRANCE PORCH

Downlighters, marble style tiled floor, through to:

ENTRANCE HALLWAY

14'3 x 7' max (4.34m x 2.13m max)

Marble style tiled floor, double radiator, original staircase leading off, downlighters, gate intercom system.

CLOAKROOM

4'8 x 3'4 (1.42m x 1.02m)

Low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, marble style tiled floor, single radiator, extractor fan, downlighters, upvc double glazed window to front elevation.

LOUNGE

29'2 x 12'9 max (8.89m x 3.89m max)

Three double radiators, tv point, downlighters, wall lights, upvc double glazed windows to front, side and rear elevations, upvc double glazed French doors to side elevation onto the patio.

DINING ROOM

14'3 x 13'2 max (4.34m x 4.01m max)

Double radiator, downlighters, tv point, wall lights, upvc double glazed bay window to rear elevation overlooking the garden.

KITCHEN/FAMILY ROOM

29' x 12'7 max (8.84m x 3.84m max)

Base and wall mounted units, quartz worktops and splashback, one and a half bowl sink unit with a mixer tap, built in dishwasher, built in washing machine, built in tumble dryer, built in electric double oven, Island unit with cupboards and drawers below and quartz worksurface housing a five burner gas hob with extractor hood over, marble style tiled floor, single and vertical radiators, space for a large table and chairs and sofa, downlighters, upvc double glazed windows to front and rear elevations, matching French doors to side elevation onto the patio.





STUDY/DOWNSTAIRS BEDROOM

16'3 x 15'7 max (4.95m x 4.75m max)

Double radiator, downlighters, wall lights, upvc double glazed windows to front and rear elevations.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space via a pull down ladder, two single radiators, walk in storage cupboard with shelving, downlighters, light tube, two single radiators, upvc double glazed window to front elevation overlooking the surrounding area.

UPSTAIRS CLOAKROOM

4' x 3'4 (1.22m x 1.02m)

Low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, marble style tiled floor, single radiator, downlighter, extractor fan, upvc double glazed window to front elevation.

BEDROOM 1

13'6 x 11'9 max (4.11m x 3.58m max)

Two double built in wardrobes, tv point, downlighters, double and single radiators, upvc double glazed window to rear elevation, through to:

EN-SUITE SHOWER ROOM

8' x 5'8 max (2.44m x 1.73m max)

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, marble style tiled floor, heated towel rail, downlighters, extractor fan.

BEDROOM 2

14'4 x 12'9 max (4.37m x 3.89m max)

Two double built in wardrobes, tv point, downlighters, double radiator, upvc double glazed window to front elevation.

BEDROOM 3

13'6 x 12'1 max (4.11m x 3.68m max)

Double built in wardrobe, tv point, downlighters, double radiator, upvc double glazed window to rear elevation.



BEDROOM 4

11'9 x 11'2 max (3.58m x 3.40m max)

Double built in wardrobe, tv point, downlighters, double radiator, upvc double glazed window to rear elevation.

FAMILY BATHROOM

9'8 x 7'8 max (2.95m x 2.34m max)

White suite comprising panelled bath with a mixer tap, double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, marble style tiled floor, downlighters, upvc double glazed window to front elevation.

OUTSIDE

To the side of the property there is a gravelled driveway with an electric vehicle charging point leading to a:

DOUBLE DETACHED GARAGE

Electric roller shutter door to front elevation.

To the rear there are two paved patios with the rest of the garden being mainly laid to lawn with an outside water tap.

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





TENURE

Freehold.

MAINTENANCE CHARGES

£80.00 Per Month for the maintenance of the drive, lights, electric gates and attenuation system installed as part of the planning conditions.

VIEWING

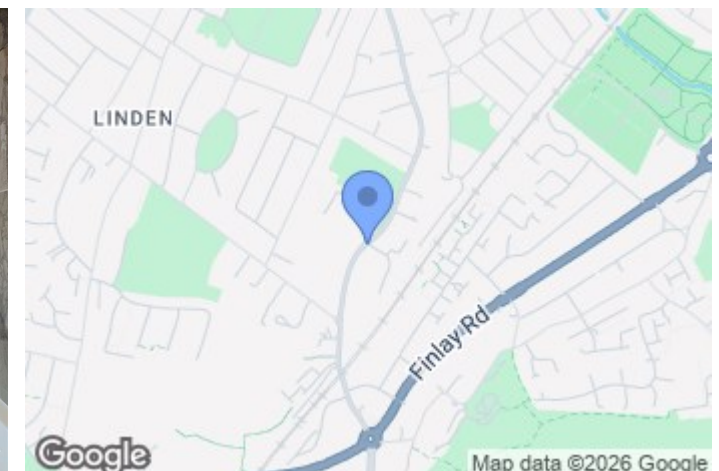
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

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



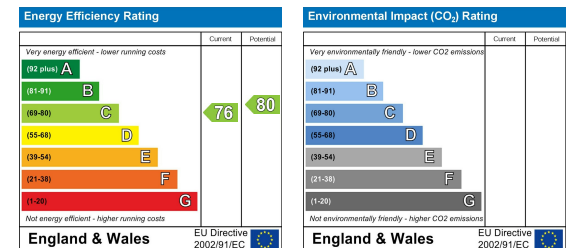
1ST FLOOR



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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MISREPRESENTATION DISCLAIMER

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.





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