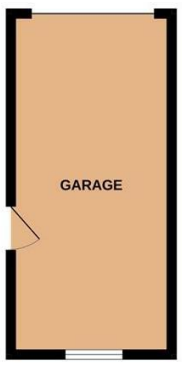
7 Springhill
Sandhurst, Gloucester GL2 9NY

STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR



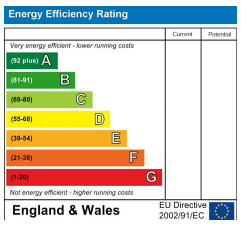


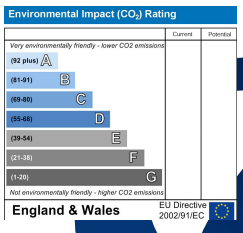
1ST FLOOR





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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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.

£389,950

EXTENDED and IMPROVED THREE BEDROOM SEMI DETACHED PROPERTY set in the RURAL and PICTURESQUE VILLAGE OF SANDHURST with LPG GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, DOWNSTAIRS CLOAKROOM, SINGLE GARAGE and PLEASANT GARDENS.

Accommodation comprises hallway with an understairs cupboard, 17FT DUAL ASPECT LOUNGE, 15FT KITCHEN/DINER with BIFOLD DOORS onto the garden, rear lobby with French doors, cloakroom, utility room, bedroom one with a FITTED WARDROBE, bedroom two, bedroom three and the shower room.

Outside you have a DRIVEWAY leading to the SINGLE GARAGE, a LARGE FRONT GARDEN that is laid to lawn and a PLEASANT ENCLOSED REAR GARDEN with a GREENHOUSE.

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 double glazed front door leads into:

ENTRANCE HALLWAY
Tiled floor, single radiator, stairs leading off with storage cupboard under, upvc double glazed window to side elevation.

LOUNGE
17' x 9'5 (5.18m x 2.87m)
Two double radiators, tv point, upvc double glazed windows to front and rear elevations.

KITCHEN/DINER
15'9 x 11'3 (4.80m x 3.43m)
Base and wall mounted units, oak worktop, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, built in electric oven and ceramic hob, built in dishwasher and wine cooler, tiled floor, downlighters, vertical radiator, bifold doors to rear elevation onto the garden, two upvc double glazed windows to side elevation.

REAR LOBBY
Upvc double glazed doors to both side elevations.

CLOAKROOM
3'9 x 2'6 (1.14m x 0.76m)
Low level w.c., wash hand basin with a mixer tap and tiled splashback, tiled floor, extractor fan.

UTILITY ROOM
7'3 x 6'9 (2.21m x 2.06m)
Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, tiled floor, wall mounted electric heater, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Exposed floorboards, single radiator, upvc double glazed window to front elevation.

BEDROOM 1
17' x 9'4 max (5.18m x 2.84m max)
Double built in wardrobe, single radiator, upvc double glazed windows to front and rear elevations overlooking the surrounding countryside.

BEDROOM 2
11'5 x 8'7 (3.48m x 2.62m)
Exposed floorboards, single radiator, upvc double glazed window to side elevation.

BEDROOM 3 (Currently being used as a dressing room
11'5 x 7'1 max (3.48m x 2.16m max)
Access to loft space, single radiator, upvc double glazed window to rear elevation.

SHOWER ROOM
5'2 x 5'2 (1.57m x 1.57m)
Corner shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, heated towel rail, fully tiled walls, downlighters, upvc double glazed window to front elevation.

OUTSIDE
To the front there is a gate leading onto a gravelled driveway providing off road parking for two vehicles which in turn leads to a:

SINGLE DETACHED GARAGE
19'9 x 9'4 (6.02m x 2.84m)
Up and over door to front elevation, personal access door to side elevation, window to rear elevation.

The large front garden is mainly laid to lawn with plant and bushes with hedgerow and fencing surround. To the side there is a patio with a flower border and external water supply.

To the rear there is a pleasant enclosed garden with a greenhouse, trees and hedgerow.

SERVICES
Mains water, electricity and drainage. LPG gas.

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.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: C
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 the Tewkesbury Road, Longford proceed pass the petrol station and Oakwood Public House on the left hand side and take the first exit on the mini roundabout then left where signposted into Sandhurst Lane and proceed along here where the property can be located in the village 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.