



**Springfield Bath Road, Gloucester, GL2 2RG**

**Offers Over £470,000**

Welcome to this charming period detached family home located on Bath Road in Hardwicke. This superb property boasts very generous living accommodation and is positioned on a very generous plot which is set back from Bath Road in Hardwicke which over recent years has been extended and modernised now offering versatile accommodation fit for any family.

Upon entry you are greeted by a welcoming and spacious entrance hall with its two main reception rooms to the right hand side, to which one could and has been used as a fourth bedroom. Heading towards the rear of the property & overlooking the rear garden, you will find its superb open plan kitchen/diner with plenty of space for a set of dining table & chairs. Additionally the property benefits from a separate utility room also giving access to the garden. Completing the ground floor accommodation is the third reception room, currently being used as the lounge and a cloakroom.

To the first floor there are three double bedrooms & family bathroom. The master bedroom occupies the extension area and benefits from a walk in wardrobe space and en-suite facilities.

One of the standout features of this property is the generous front and rear gardens, providing a tranquil and picturesque setting. The property exudes character and charm, making it a truly special property and must be seen to appreciate all on offer.

Parking will never be an issue with space for up to four vehicles on the ample driveway.

Don't miss out on the chance to own this beautiful property in a sought-after location. Contact us today to arrange a viewing

- Substantial Family Home
  - Generous Gardens
  - Period Detached
- Three Reception Rooms
- Ample Driveway Parking
  - No Onward Chain

Approx Gross Internal Area  
158 sq m / 1705 sq ft



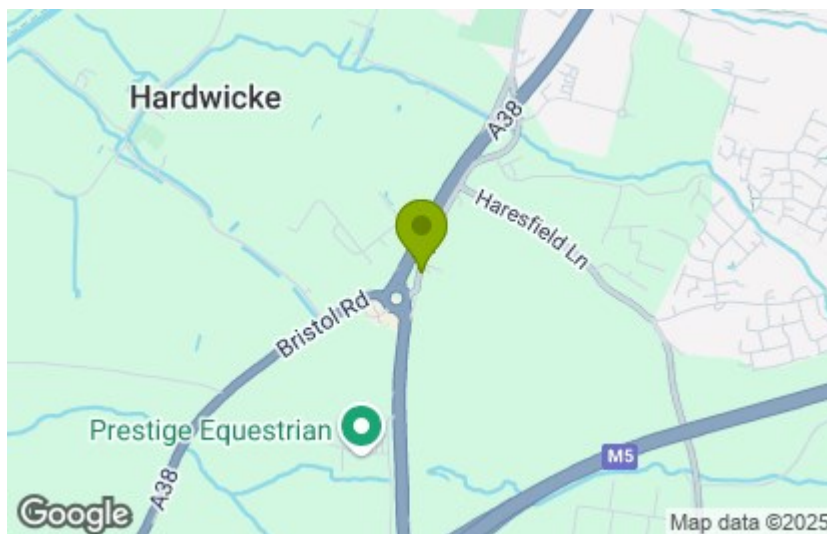
Ground Floor  
Approx 95 sq m / 1019 sq ft

First Floor  
Approx 64 sq m / 686 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	<b>77</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



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