



**(NURSES FLAT), 1 BLAISDON ROAD, WESTBURY ON SEVERN,
GLOUCESTERSHIRE, GL14 1LR**

- TWO BEDROOMS
- CONSERVATORY
- BATHROOM
- GARAGING
- OIL FIRED CENTRAL HEATING
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- GARDENS
- OFF ROAD PARKING
- DOUBLE GLAZING

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IDEAL AS A FIRST TIME BUY, HOLIDAY HOME OR INVESTMENT WITH THIS SPACIOUS GROUND FLOOR PURPOSE-BUILT APARTMENT. SITUATED IN A RURAL LOCATION CLOSE TO THE PICTURESQUE AND POPULAR SOUGHT AFTER VILLAGES OF NEWNHAM AND WESTBURY ON SEVERN.

Westbury-on-Severn is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a post office, parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, childrens recreational clubs and a bus service to Gloucester and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.

ACCOMMODATION (measurements approx):

Glazed entrance door to -

Entrance Porch: Glazed door through to -

Hall: With quarry tiled Harlequin patterned floor.

Kitchen/Breakfast Room: 12' 10" x 11' 2" (3.91m x 3.40m), Wall and base level units, sink unit, fitted oven and hob with hood over, tiled splash backs, radiator, larder cupboard, peninsular unit with breakfast bar, plumbing for automatic washing machine, window to side. Stable door through to -



Conservatory: 10' 0" x 8' 0" (3.05m x 2.44m), Of glazed construction.

Living Room: 16' 0" x 9' 3" widening to 11'3" (4.87m x 2.82m widening to 3.43m), Windows to front and side, fireplace with wood burning stove, radiator, pine floor.

Bedroom 1: 12' 3" x 9' 3" (3.73m x 2.82m), Window to side, two built-in wardrobes, radiator, pine floor.

Bedroom 2: 10' 10" x 10' 0" (3.30m x 3.05m), Window to rear, radiator, built-in storage.



Bathroom: Three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c., tiling to walls, over-bath shower, window, radiator.

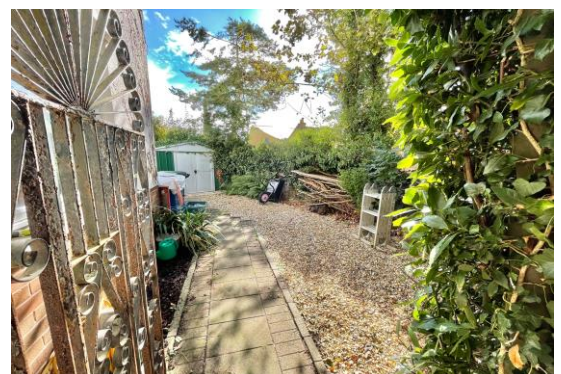
Outside: Gardens running to front and side, with lawned areas, herbaceous borders, patio area. Pathway leading to -

Garage: 24' 0" x 7' 3" (7.31m x 2.21m), With power and light. Immediate to the front of the garage is a parking area.

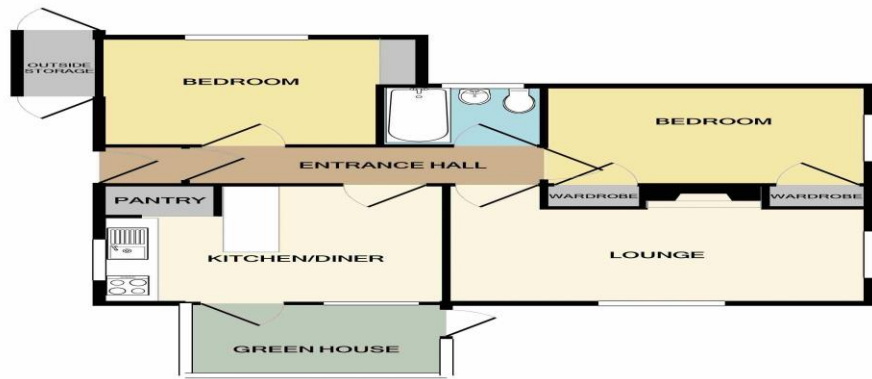
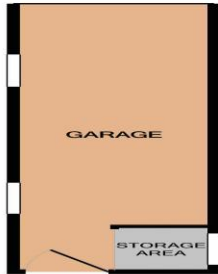
Services: Mains water, electricity and drainage. The heating system and services where applicable have not been tested.

Outgoings: , Council Tax Band A.

Tenure: To be advised.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.



TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy performance certificate (EPC)

115, BRISTOL ROAD BRISTOL, AVON BRISTOL, AVON BRISTOL, AVON	ENERGY RATING D	VALID UNTIL: 28 September 2021 CONSULT: 1829 1321 8909 NUMBER: 402118225 8909
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Property type: Ground floor flat
 Total floor area: 77 square metres

Rules on letting this property
 Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been provided. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/energy-ratings-for-landlords)

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