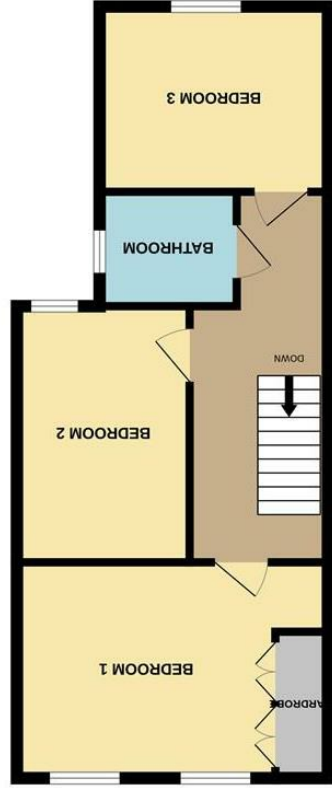


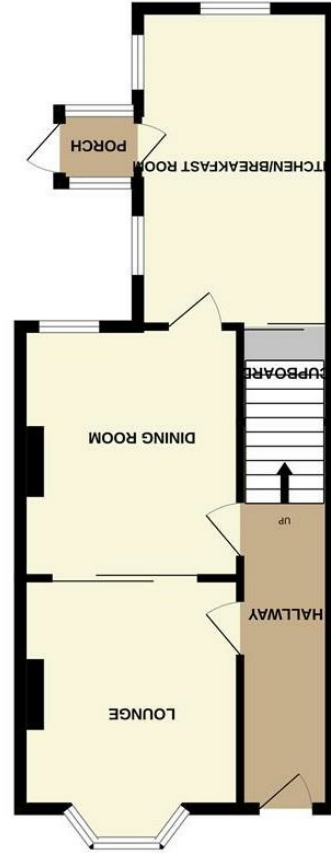


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environment Impact (CO ₂) Rating
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	 A (0-10) B (11-20) C (21-30) D (31-40) E (41-50) F (51-60) G (61-70)



1ST FLOOR
 480 sq. ft. (44.6 sq.m.) approx.



GROUND FLOOR
 466 sq. ft. (45.2 sq.m.) approx.

TOTAL FLOOR AREA: 966 sq. ft. (89.7 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplans contained therein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplans and should be satisfied and no guarantee is made with respect to energy class ratings.



73 Granville Street
 Gloucester GL1 5HJ



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £240,000

Attractive bay fronted three bedroom semi detached Victorian property with a 60ft enclosed rear garden, two reception rooms and an upstairs bathroom.

Accommodation comprises hallway, dining room, lounge with a bay window and the kitchen/breakfast room.

Upstairs there are three good bedrooms and a bathroom with a white suite.

Outside at the rear of the property you have a pleasant enclosed 60ft garden with a patio, lawn and a wooden built workshop/outbuilding.

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.



Upvc double glazed front door leads into:

ENTRANCE HALL

Attractive laminate flooring, single radiator, stairs leading off.

DINING ROOM

12'1 x 10'6 max (3.68m x 3.20m max)

Attractive laminate flooring, single radiator, upvc double glazed window to rear elevation, sliding doors into:

LOUNGE

12'9 x 10'1 max (3.89m x 3.07m max)

Attractive laminate flooring, double radiator, tv point, upvc double glazed bay window to front elevation.

KITCHEN/BREAKFAST ROOM

15'3 x 8'2 (4.65m x 2.49m)

Base and wall mounted units, laminated worktops, single drainer stainless steel sink unit with a mixer tap, gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, attractive laminate flooring, double radiator, wall mounted gas fired combination boiler, space for table and chairs.

SIDE ENTRANCE PORCH

Tiled floor, polycarbonate roof, upvc double glazed door to side elevation windows to side and rear elevations.

From the entrance hall stairs lead to the first floor.

LANDING

Access to loft space via a pull down loft ladder.

BEDROOM

13'3 x 10' max (4.04m x 3.05m max)

Built in wardrobes, single radiator, two upvc double glazed windows to front elevation.

BEDROOM 2

12'1 x 8'1 max (3.68m x 2.46m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

8'9 x 8'1 (2.67m x 2.46m)

Double radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BATHROOM

6' x 4'4 (1.83m x 1.32m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., wash hand basin, partially tiled walls, single radiator, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a gravelled garden with a pathway leading to the front door and around the side of the property via a wooden built gate.

To the rear there is a pleasant enclosed 60ft garden with a paved patio, lawn area with well stocked flower borders, plants, shrubs, bushes, trees and a wooden built shed. There is also a:

WOODEN BUILT WORKSHOP

Double doors to front elevation, windows to side elevation.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
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 Barnabas roundabout proceed along Stroud Road towards the city centre and at the mini roundabout turn left into Tuffley Avenue then right where signposted into Seymour Road. Proceed along here turning left where signposted into Granville Street where the property can be located 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).