



151 Finlay Road
Gloucester GL4 6SE



STEVE GOOCH
ESTATE AGENTS | EST 1985

151 Finlay Road Gloucester GL4 6SE

Offers Over £450,000

ATTRACTIVE THREE BEDROOM DETACHED HOUSE WITH VIEWS OF ROBINSWOOD HILL.

Having been tastefully improved by the current owners the accommodation comprises entrance porch, cloakroom, entrance hall, lounge, kitchen/diner/family room, three double bedrooms and a family bathroom. Outside there is a landscaped garden with a 36ft x 10ft cabin.

Additional benefits include gas central heating, upvc double glazed windows, off road parking for several vehicles, lean to with intercom system and a south east facing rear garden which includes a variety of plants, garden shed and greenhouse.

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 doors lead into:

ENTRANCE PORCH

Tiled flooring, sliding door into:

CLOAKROOM

Low level w.c., sink unit, built in shelf, tiled flooring, heated towel rail.

ENTRANCE HALLWAY

Via a upvc double glazed door with opaque glass inserts off the entrance porch, various doors leading off, stairs leading off with storage cupboard under, power points, radiator, oak engineered flooring.

LOUNGE

17' x 12'9 max (5.18m x 3.89m max)

Feature fireplace with a log burner stove and solid oak mantel, power points, tv point, radiator, stained glass window, upvc double glazed bay window to front elevation.

KITCHEN/DINER/FAMILY ROOM

22'4" x 22'0" (6.82m x 6.71m)

A range of matching grey base, drawer and wall mounted units, solid oak worktops, composite sink and drainer, space for dishwasher, space for washing machine, integrated electric double oven, hob and extractor, two integrated fridge/freezers, power points, built in storage, radiator, stained glass window, upvc double glazed door to side elevation, upvc double glazed window and upvc double glazed French doors to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Various doors leading off, access to loft space, power point, upvc double glazed window to front elevation.





BEDROOM 1

16'11" x 10'7" max (5.16m x 3.23m max)

Built in wardrobe with sliding mirrored doors, power points, radiator, upvc double glazed bay window to front elevation.

BEDROOM 2

12'7" x 11'6" (3.84m x 3.52m)

Built in wardrobes with sliding doors, built in storage cupboard housing the gas combination boiler, power points, radiator, upvc double glazed window to rear elevation.

BEDROOM 3

10'5" x 7'6" (3.2m x 2.31m)

Built in wardrobe, power points, radiator, upvc double glazed window to rear elevation.



BATHROOM

White suite comprising storage cupboards with built in w.c. and wash hand basin, bath with showerhead attachment and shower over, heated towel rail, shaver point, tiled flooring, two upvc double glazed opaque windows to side elevation.

OUTSIDE

To the front there is a tarmac driveway providing off road parking for several vehicles. There is also a lean to which has power, lighting, door to the front with intercom system.

To the rear there is a private enclosed garden which is laid to lawn with a patio, garden shed, greenhouse, vegetable patch and all surrounded by fencing, bushes and trees. There is also a:

CABIN

36'8" x 10'2" (11.2m x 3.1m)

Currently separated into three sections with the front section being used for storage, the mid section as a home office which has a radiator, power points, downlighters and door into a:

BATHROOM

White suite comprising storage cupboards with built in w.c. and wash hand basin, double walk in shower, heated towel rail, space for washing machine, upvc double glazed windows to side and rear elevations.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
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

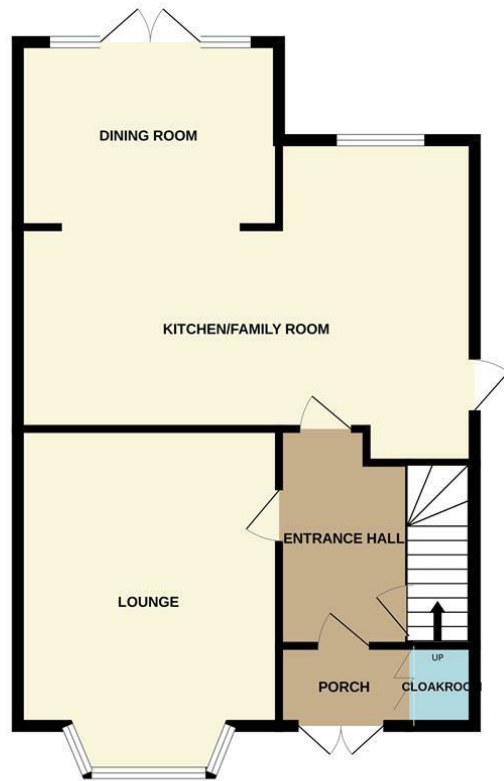
From St Barnabas roundabout proceed along Finlay Road where the property can be located after a short distance on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



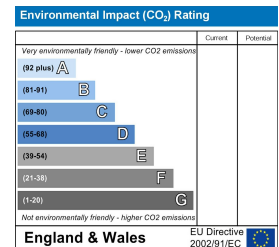
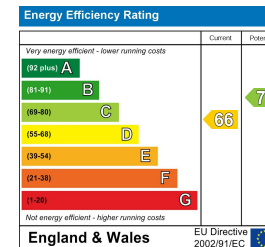
1ST FLOOR



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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