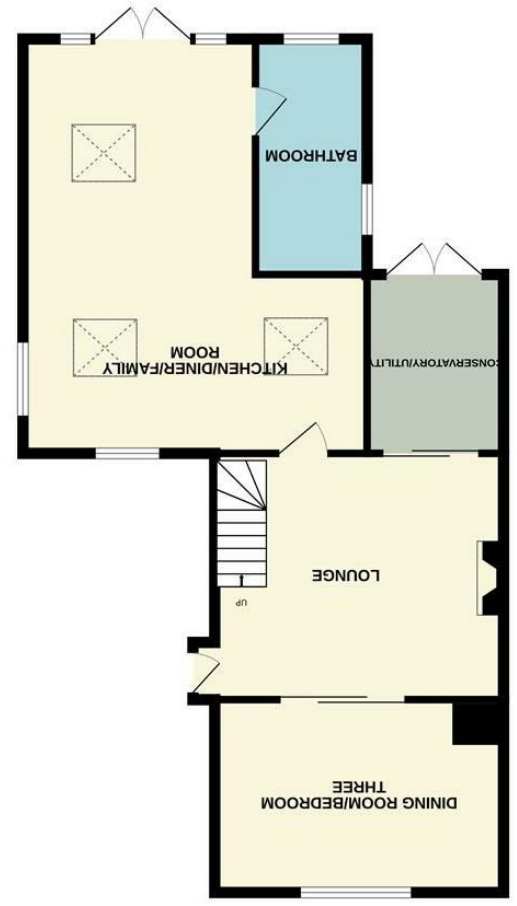
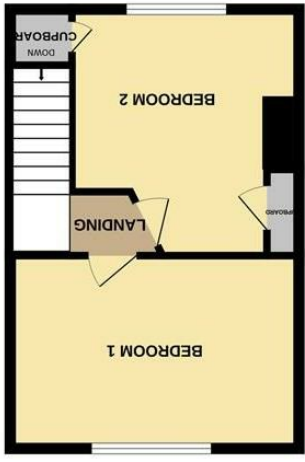
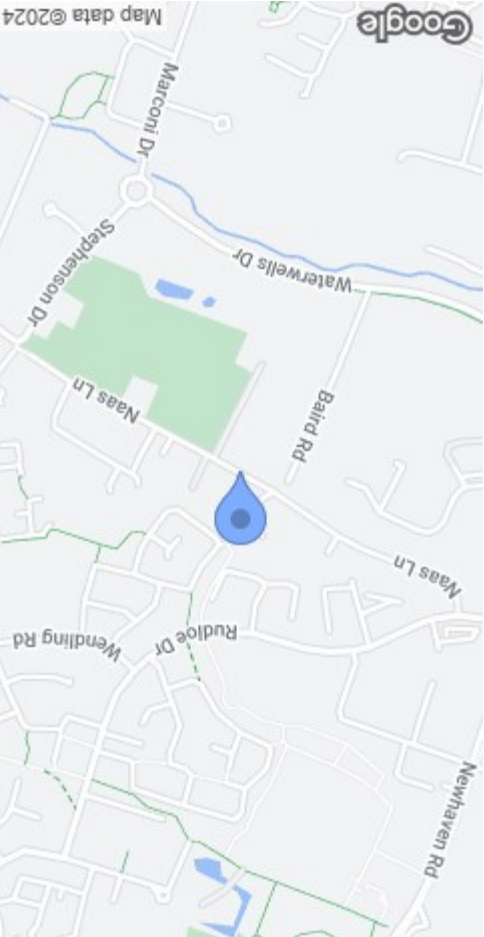




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (92-101) Yellow-Green C (82-91) Yellow D (72-81) Orange E (62-71) Red-Orange F (52-61) Red G (42-51) Dark Red



TOTAL FLOOR AREA: 1124 sq. ft. (104.4 sq. m.) approx.
 Measurements have been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any inaccuracy or omission. The floor to be measured is the finished floor level and no guarantee is made as to the quality of reference to the ground.



1 Manor Cottages
 Naas Lane, Gloucester GL2 2SA

STEVE GOOCH
 ESTATE AGENTS | EST 1985

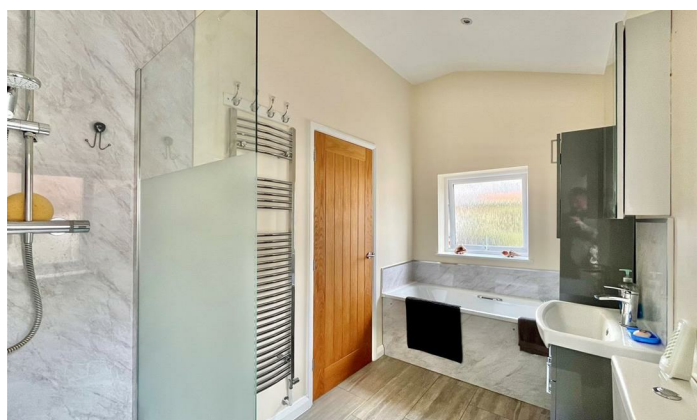
£385,000

Attractive Largely extended two/three bedroom semi detached cottage with a beautifully fitted 21ft kitchen/diner/family room situated in a popular location on a level plot.

Accommodation comprises lounge with a wood burner, dining room/bedroom three, conservatory/utility, 21ft kitchen/diner/family room, 11ft bathroom with a white suite and on the first floor two double bedrooms.

Outside at the front you have a lovely cottage garden and a gravelled driveway. At the rear of the property there is a low maintenance paved garden with a variety of outbuildings.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff. The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school. The local River Severn has a tidal range which is the second highest in the world. Combined with a 'funnel' shaped estuary, this causes the incoming tide to create the world-famous Severn Bore. The tidal wave, which can move at 20 kmph and can be anything up to two metres in height, is one of Britain's most spectacular sights, drawing thousands of visitors to Gloucestershire every year.



Upvc double glazed side entrance door leads into:

LOUNGE

14'9 x 12'9 max (4.50m x 3.89m max)
Fireplace housing a wood burning stove with a slate hearth, coved ceiling, double radiator, stairs leading off.

DINING ROOM/BEDROOM 3

15' x 9'9 (4.57m x 2.97m)
Former open fireplace, wall lights, double radiator, coved ceiling, upvc double glazed Georgian style window to front elevation overlooking the front garden.

CONSERVATORY/UTILITY ROOM

9'3 x 7'1 (2.82m x 2.16m)
Double radiator, polycarbonate roof, wall light, upvc double glazed French doors to rear elevation.

SPACIOUS OPEN PLAN KITCHEN/DINER/FAMILY ROOM

21'7 x 17'6 max (6.58m x 5.33m max)
A range of base and wall mounted units, laminated worktops and splashbacks, single drainer sink unit with a chrome mixer tap, built in electric double oven, four burner gas hob and extractor hood, built in dishwasher, wine rack, plumbing for automatic washing machine, island unit with a breakfast bar, downlighters, tiled floor, upvc double glazed windows to front, side and rear elevations, matching patio doors to rear elevation, three Velux roof light.

BATHROOM

11'3 x 5'7 (3.43m x 1.70m)
White suite comprising panelled bath with a mixer tap, walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, tiled floor, chrome heated towel rail, lowlighters, extractor fan, upvc double glazed windows to side and rear elevations.

From the lounge stairs lead to the first floor.

LANDING

Access to loft space, upvc double glazed window to side elevation.

BEDROOM 1

15'1 x 9'9 max (4.60m x 2.97m max)
Built in wardrobes, double radiator, upvc double glazed Georgian style window to front elevation.

BEDROOM 2

13'2 x 11'9 (4.01m x 3.58m)
Built in storage cupboard, double radiator, upvc double glazed Georgian style window to rear elevation.

OUTSIDE

To the front there is a pretty cottage style garden which is laid to lawn with flower borders, plants, shrubs, bushes and trees. A gravelled driveway provides off road parking which leads through wooden built gates to further gravelled parking.

To the rear there is an enclosed low maintenance garden which is mostly paved with a variety of outbuildings and all is surrounded by panelled fencing.

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 Bristol Road turn left where signposted into Naas Lane and proceed along here bearing right where the property can be located on the left 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).

