



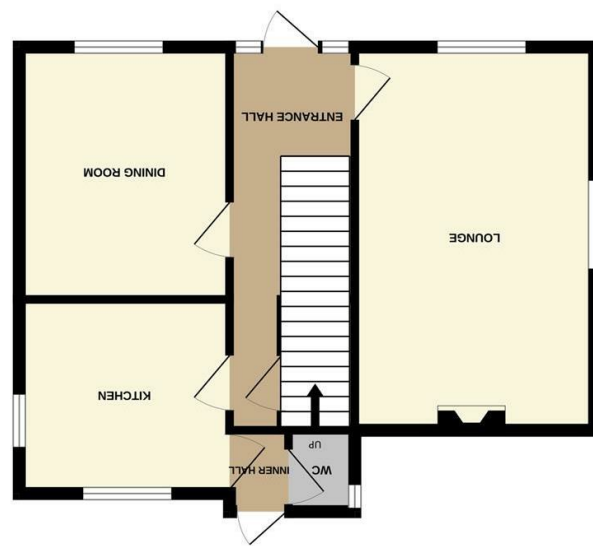
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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 kWh/m ² (new build only) B: 81-92 kWh/m ² C: 69-80 kWh/m ² D: 55-68 kWh/m ² E: 45-54 kWh/m ² F: 35-44 kWh/m ² G: 1-34 kWh/m ²	 A: 100 g/kWh or less B: 101-120 g/kWh C: 121-150 g/kWh D: 151-200 g/kWh E: 201-250 g/kWh F: 251-300 g/kWh G: 301+ g/kWh

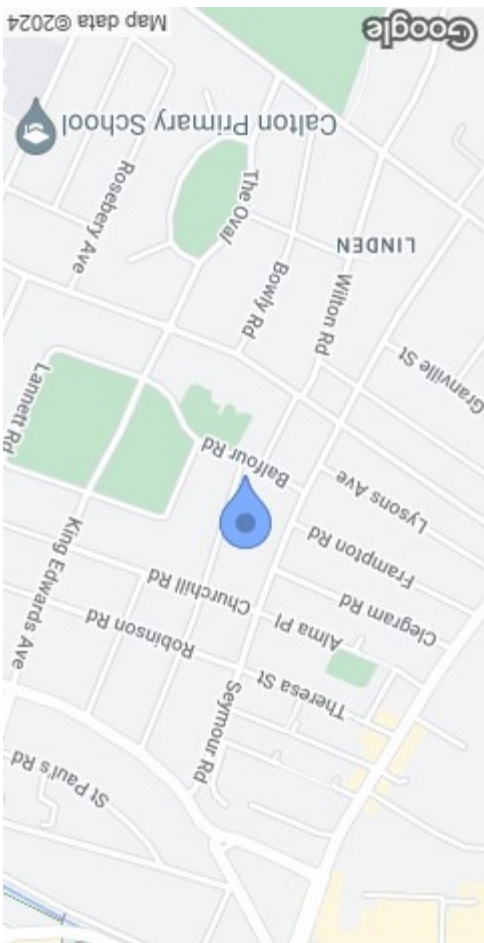
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



GROUND FLOOR



100 Bloomfield Road
 Gloucester GL1 5BP

STEVE GOOCH
 ESTATE AGENTS | EST 1985

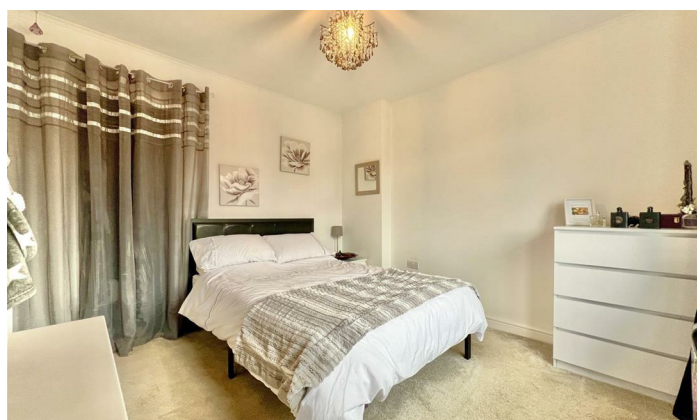
Offers Over £300,000

An attractive 1950's three bedroom detached home situated in a popular and convenient location.

Internally the accommodation comprises entrance hall, lounge, dining room, wc, kitchen, three bedrooms, study, vestibule and bathroom.

Additional benefits include gas central heating, upvc double glazing throughout, wood burning stove, period features, off road parking and an enclosed low maintenance garden.

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.



Composite door with opaque glass inserts leads into:

ENTRANCE HALL

Various doors leading off, stairs leading off with storage cupboard beneath, power points, radiator, parquet flooring.

LOUNGE

17'0" x 10'10" (5.20m x 3.32m)

Wood burning stove with solid oak surround and slate hearth, radiator, power points, upvc double glazed windows to front and side elevations.

DINING ROOM

10'9" x 9'7" (3.28m x 2.93m)

Radiator, power points, built in storage, ceiling rose, upvc double glazed window to front elevation.

KITCHEN

10'3" x 8'9" (3.14m x 2.69m)

A range of matching cream base, drawer and wall mounted units, sink and drainer with a mixer tap, integrated oven, hob, extractor and fridge/freezer, space for washing machine, dishwasher and undercounter freezer, partially tiled walls, power points, tiled flooring, upvc double glazed windows to front and side elevations, opening into:

INNER HALLWAY

Radiator, upvc double glazed door with opaque glass inserts to rear elevation, door into:

W.C.

Low level w.c., wall mounted wash hand basin, radiator, tiled flooring, upvc double glazed window to side elevation.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, radiator, access to loft space, power point.

BEDROOM 1

10'8" x 10'4" (3.27m x 3.15m)

Built in storage, radiator, power points, upvc double glazed window to front elevation.

BEDROOM 2

10'10" x 9'9" (3.32m x 2.99m)

Radiator, power points, upvc double glazed windows to front and side elevations.

BEDROOM 3

10'10" x 6'11" (3.31m x 2.11m)

Radiator, power points, upvc double glazed window to side elevation.

STUDY

Power points, upvc double glazed window to front elevation.

VESTIBULE

Via upvc double glazed sliding patio doors off the landing, upvc double glazed windows to both sides and rear elevations, upvc double glazed roof.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower attachment, shower cubicle with a Rainfall shower and separate shower attachment, built in storage housing the gas combination boiler, heated towel rail, partially tiled walls, spotlights, upvc double glazed opaque windows to rear elevation.

OUTSIDE

To the front there is a block paved area with raised flower beds providing off road parking for one vehicle.

To the rear there is a low maintenance garden which is mainly brick paved with astroturf, a wood store, brick built barbecue, brick built shed and is enclosed by fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
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 go over the traffic lights then turn left where signposted into Bloomfield Road where the property can be located.

PROPERTY SURVEYS

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