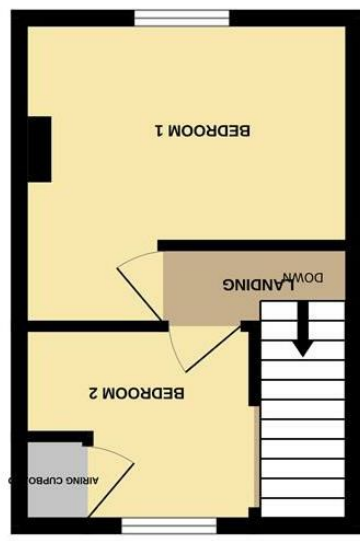
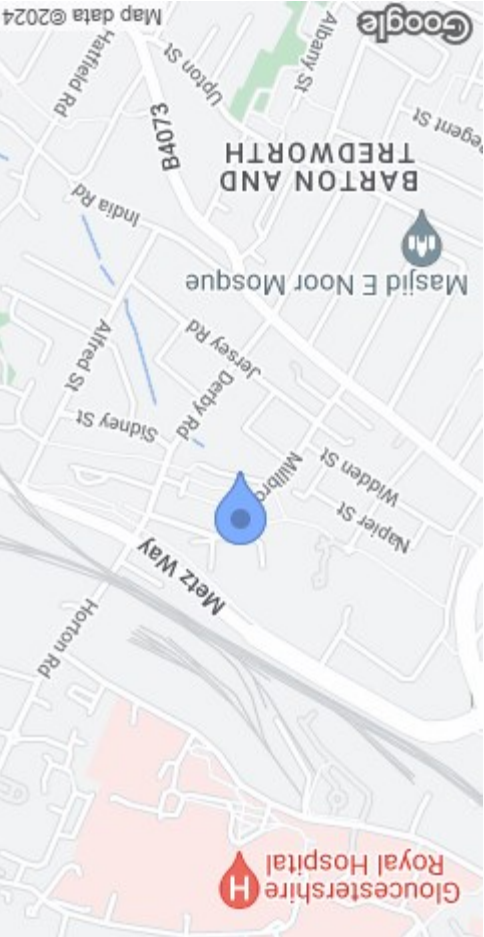




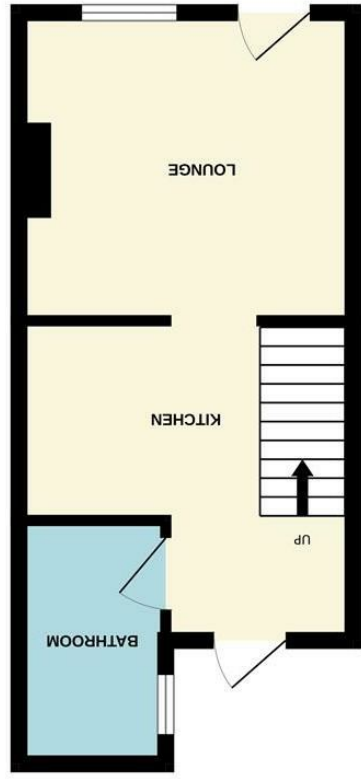
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any areas are approximate and no responsibility is taken for any error. The floorplan 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 is made as to their operation or efficacy. The 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 is made as to their operation or efficacy. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

| Energy Efficiency Rating   | Environmental Impact (CO <sub>2</sub> ) Rating  |
|--|---|
| <br>A (92-100) Green<br>B (81-91) Yellow<br>C (69-80) Orange<br>D (55-68) Red<br>E (39-54) Dark Red<br>F (21-38) Very Dark Red<br>G (1-20) Black | <br>A (1-10) Green<br>B (11-20) Yellow<br>C (21-30) Orange<br>D (31-40) Red<br>E (41-50) Dark Red<br>F (51-60) Very Dark Red<br>G (61-70) Black |



1ST FLOOR



GROUND FLOOR



3 Rose Cottages Mill Street  
 Gloucester GL1 4BL

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Offers Over £150,000

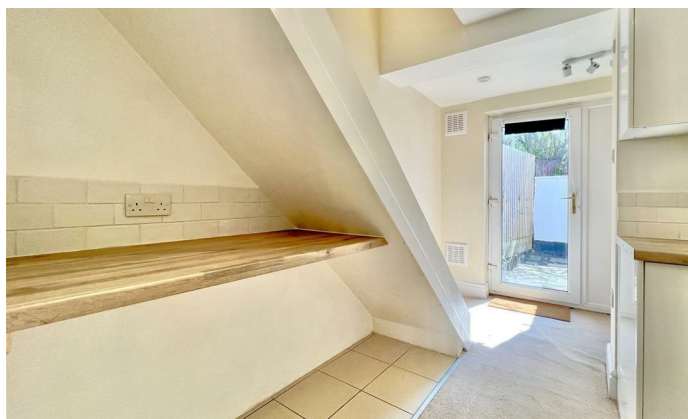
An immaculate two bedroom semi detached property renovated within the last two years and ideal for investors and first time buyers.

The accommodation comprises lounge, kitchen, two bedrooms and bathroom.

Outside there is a low maintenance south facing private garden with a seating area.

Additional benefits include gas central heating with a boiler less than two years old, upvc double glazing throughout, walking distance to Gloucester City Centre and Gloucester Hospital.

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 door with opaque glass inserts leads into:

### LOUNGE

11'1" x 10'8" (3.4m x 3.27)

Exposed brick feature fireplace with storage housing gas and electric meters to one side, radiator, power point with usb port, spotlights, upvc double glazed window to front elevation, opening into:

### KITCHEN

11'3" x 11'1" max (3.44m x 3.39m max)

Modern white base and wall mounted units, laminated worktops, stainless steel sink and drainer, plumbing for automatic washing machine, built in electric oven, induction hob with extractor above, space for undercounter fridge and freezer, partially tiled walls, tiled flooring, stairs leading off, power points, upvc double glazed door to rear elevation, door to:

### BATHROOM

White suite comprising panelled bath with shower over, low level w.c., vanity wash hand basin with storage beneath, partially tiled walls, extractor fan, radiator, tiled flooring, upvc double glazed opaque window to side elevation.

From the kitchen stairs lead to the first floor.

### LANDING

Access to loft space, spotlights.

### BEDROOM 1

11'6" x 10'8" (3.52m x 3.27m )

Exposed brick chimney breast, radiator, power points with usb ports, spotlights, upvc double glazed window to front elevation.

### BEDROOM 2

8'5" x 6'11" (2.57m x 2.12m )

Radiator, power points with usb ports, built in storage housing the gas combination boiler (less than two years old), spotlights, upvc double glazed window to rear elevation.

### OUTSIDE

To the rear there is a low maintenance south facing courtyard garden mainly laid to slate chippings with patio slabs all enclosed by fencing.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: A  
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 Painswick Road roundabout proceed along Painswick Road towards the city centre and at the traffic lights turn right into Derby Road. Continue along here taking the first turning left into Jersey Road then take the second turning right into Millbrook Street and then take the second turning right into Mill Street where the property can be found 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).