



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



**109 London Road**  
**Gloucester GL2 0RR**



27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | Gloucester@stevegooch.co.uk | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys

**£240,000**

**EPC rating**

Vacant semi detached former newsagents with a 28ft shop front, a rear hallway/cloakroom and via a loft ladder a 30ft first floor room in need of refurbishment.

Accommodation comprises shop front, rear entrance hall/cloakroom, first floor room with attic space above.

Outside there is an enclosed rear garden in need of landscaping.

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.

Front door leads into:

### **SHOP 28'5 x 14' max (8.66m x 4.27m max)**

Windows to front elevation, shelving units, power, lighting, through to:

### **REAR ENTRANCE HALL/CLOAKROOM**

Low level w.c., wash hand basin, access into the enclosed garden, pull down ladder leading to:

### **FIRST FLOOR 30'1 x 14'2 max (9.17m x 4.32m max)**

Former fireplace, power, lighting, tv point, telephone point, windows to front, rear and side elevations, access to:

### **LOFT SPACE**

Dormer windows.

### **OUTSIDE**

There is an enclosed rear garden in need of landscaping.

### **SERVICES**

Mains water, electricity and drainage.

### **WATER RATES**

To be advised.

### **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 the Barnwood Road/Cheltenham Road roundabout proceed into Cheltenham Road then turn left into Kenilworth Avenue and proceed to the end where the property can be found.

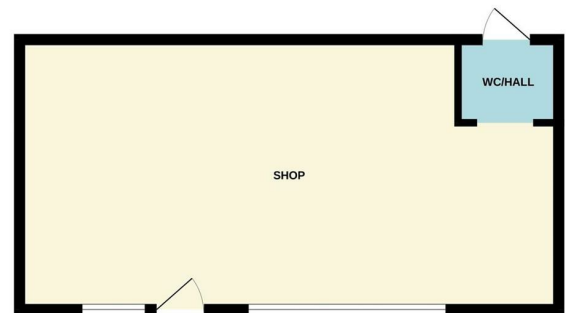
### **PROPERTY SURVEYS**

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

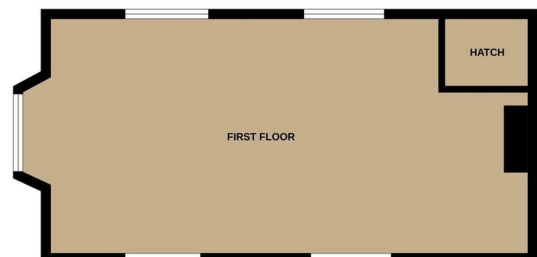
### **AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



#### **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.

