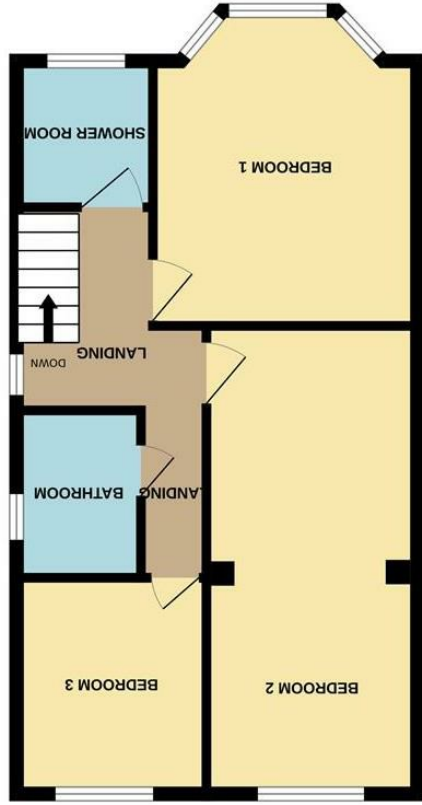
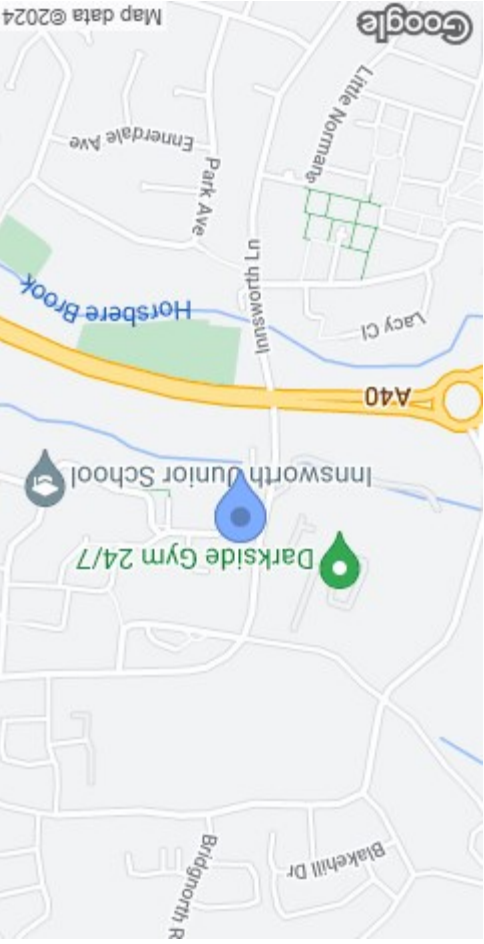


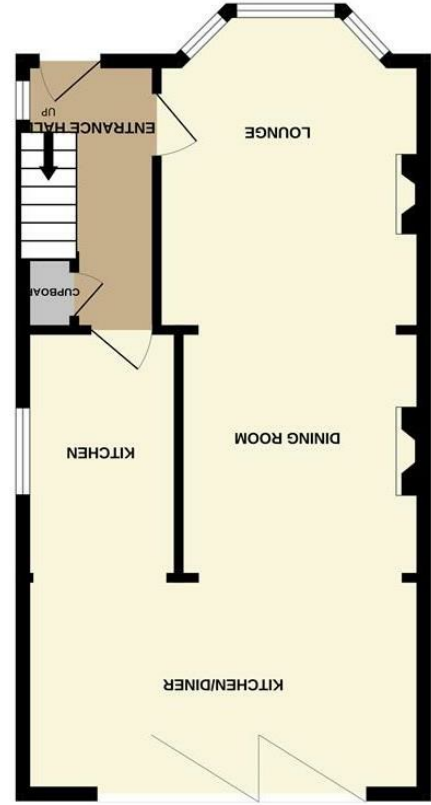


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-55</td></tr> <tr><td>C</td><td>56-63</td></tr> <tr><td>D</td><td>64-68</td></tr> <tr><td>E</td><td>69-72</td></tr> <tr><td>F</td><td>73-78</td></tr> <tr><td>G</td><td>79-84</td></tr> </table>	A	39-47	B	48-55	C	56-63	D	64-68	E	69-72	F	73-78	G	79-84	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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1ST FLOOR



GROUND FLOOR

What every attempt has 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 error or 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 is given as to their operation or efficiency. See the green.



134 Innsworth Lane
 Gloucester GL3 1DJ



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£340,000

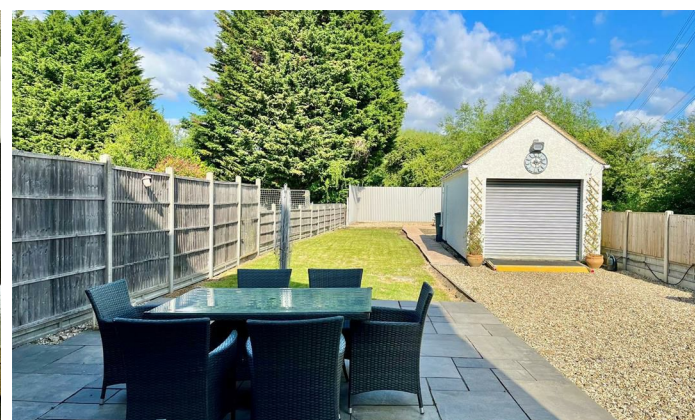
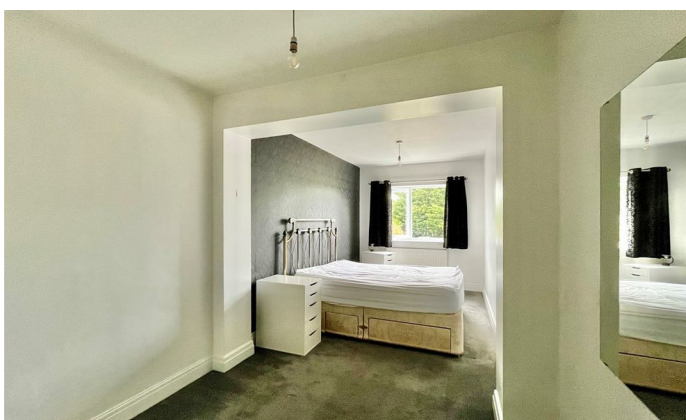
Extended three double bedroom semi detached bay fronted house with a 24ft garage, bifold doors from the kitchen/diner onto the patio and off road parking for several vehicles.

Accommodation comprises hallway, lounge with a bay window, fitted kitchen/diner with bifold doors onto the patio, bedroom one with a bay window, 22ft bedroom two, bedroom three, bathroom with a white suite and a separate shower room.

Outside at the front of the property there is a driveway that leads via wooden gates to further off road parking and up to the 24ft detached garage.

The pleasant enclosed rear garden comprises a large paved patio and lawn.

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 front door leads into:

ENTRANCE HALLWAY

Wood effect flooring, stairs leading off with cupboard under, single radiator.

LOUNGE

22'2 x 10'9 max (6.76m x 3.28m max)

Two fireplaces with wooden surrounds, tv point, double and single radiators, upvc double glazed bay window to front elevation, through to:

EXTENDED KITCHEN/DINER

22'6 x 16'7 max (6.86m x 5.05m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in electric double oven, ceramic hob and extractor fan, plumbing for an automatic washing machine, space for an American fridge/freezer, tiled floor, space for a large table and chairs, tv point, double radiator, bifold doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, cupboard housing the gas fired combination boiler with slatted shelving, upvc double glazed window to side elevation.

BEDROOM 1

12'5 x 10'9 max (3.78m x 3.28m max)

Single radiator, upvc double glazed bay window to front elevation.

BEDROOM 2

22'7 x 8'4 max (6.88m x 2.54m max)

Two single radiators, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

11'8 x 8'3 (3.56m x 2.51m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BATHROOM

6'8 x 4'8 (2.03m x 1.42m)

White suite comprising panelled bath with shower unit over, low level w.c., wash hand basin with a cupboard below, chrome heated towel rail, extractor fan, upvc double glazed window to side elevation.

SEPARATE SHOWER ROOM

5'4 x 5'4 (1.63m x 1.63m)

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, extractor fan, upvc double glazed window to front elevation.

OUTSIDE

To the front there is a tarmac and gravelled driveway providing off road parking and double gates at the side lead to further off road parking which in turn leads to a:

DETACHED GARAGE

24'6 x 9'9 (7.47m x 2.97m)

Roller shutter door to front elevation, power, lighting, storage space over.

The rear garden is mainly laid to lawn with a large paved patio.

AGENTS NOTE

The property flooded in 2007, the vendor advises us that a lot of work has taken place which should prevent further flooding.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 Church Road, Longlevens turn right where signposted into Innsworth Lane and proceed along here over the bridge then take the first right hand turning then right again 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).

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.

