



**31 Cotteswold Road**  
**Gloucester GL4 6RQ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 31 Cotteswold Road Gloucester GL4 6RQ

£435,000

Beautifully refurbished bay fronted 1930's three/four bedroom detached house with a double garage and lovely landscaped gardens situated in a convenient family area.

Accommodation on the ground floor comprises porch with ornate tiles, hallway, cloakroom, extended 22ft lounge with doors onto the patio, extended 22ft fitted kitchen/diner with French doors, study/bedroom four with a bay window.

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.



Double glazed front door with leaded lights leads into:

## ENTRANCE PORCH

Ornate tiled floor, a further upvc double glazed door leads into:

## ENTRANCE HALLWAY

8'9 x 6' (2.67m x 1.83m)

Stairs leading off, steps down to an understairs storage area, double radiator, cloaks hanging space.

## CLOAKROOM

Low level w.c., wash hand basin with a mixer tap and cupboards below, tiled floor, heated towel rail, upvc double glazed window to front elevation.

## EXTENDED LOUNGE

22'8 x 12'6 max (6.91m x 3.81m max)

Two single radiators, tv point, telephone point, upvc double glazed window to side elevation, upvc double glazed patio doors to rear elevation leading onto the patio.

## EXTENDED KITCHEN/DINER

22'8 x 10'1 max (6.91m x 3.07m max)

Newly fitted base and wall mounted units, Beech worktops, single drainer one and a half bowl sink unit with a chrome mixer tap, gas cooker, extractor hood, plumbing for an automatic washing machine, space for a fridge/freezer, vinyl flooring, single radiator, space for table and chairs, downlighters, upvc double glazed window to side elevation, matching French doors to rear onto the patio, door to side elevation.

## STUDY/BEDROOM 4

13'5 x 9' max (4.09m x 2.74m max)

Single radiator, Virgin broadband point, BT socket, upvc double glazed bay window to front elevation.





From the entrance hallway stairs lead to the first floor.

## LANDING

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

## BEDROOM 1

12'9 x 12'1 (3.89m x 3.68m )

Double radiator, upvc double glazed windows to side and rear elevations with views over the surrounding area.

## BEDROOM 2

12' x 10'4 (3.66m x 3.15m)

Single radiator, upvc double glazed window to side elevation.

## BEDROOM 3

11'4 x 9'1 (3.45m x 2.77m)

Radiator, upvc double glazed window to front elevation.

## BATHROOM

9'5 x 5'5 (2.87m x 1.65m)

White suite comprising panelled bath with a mixer tap, low level w.c., wash hand basin with a mixer and drawers below, separate shower cubicle and unit, fully tiled walls, heated towel rail, exposed floorboards, upvc double glazed window to front elevation.

## OUTSIDE

To the front there is a gravelled off road parking/turning area, well stocked flower borders, plants, shrubs, bushes and trees.

To the side there are wooden built gates leading to a concreted area with a storage shed and a covered area.



The rear garden is mainly laid to lawn with a lovely paved patio, flower borders, plants, shrubs, bushes and trees. There is a paved pathway leading to the:

## **DOUBLE GARAGE**

**17'7 x 16'2 (5.36m x 4.93m )**

Electric roller shutter door to front elevation, upvc double glazed window and door to side elevation, downlighters, power and lighting. There is also parking in front.

## **SERVICES**

Mains water, electricity, gas and drainage.

## **WATER RATES**

To be advised.

## **LOCAL AUTHORITY**

Council Tax Band: E  
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.



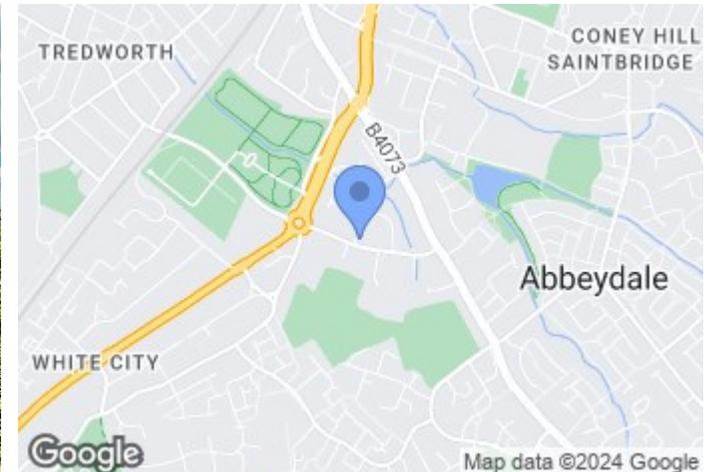


## DIRECTIONS

From St Barnabas roundabout proceed along Finlay Road and at the next roundabout take the third exit off onto the Cotteswold Road where the property can be found after a short distance 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).



GROUND FLOOR



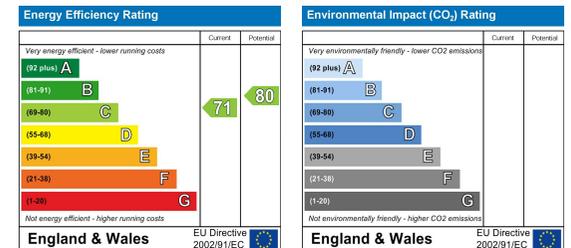
1ST FLOOR



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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