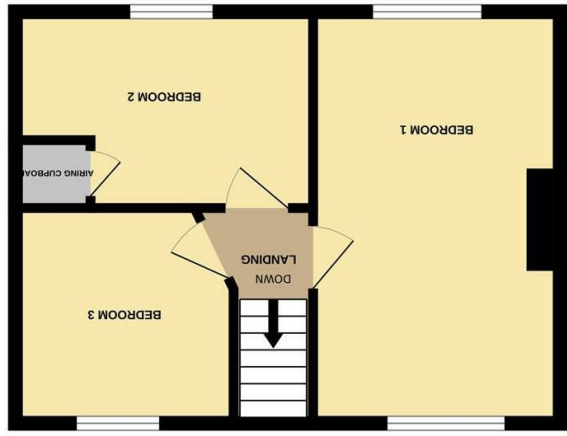
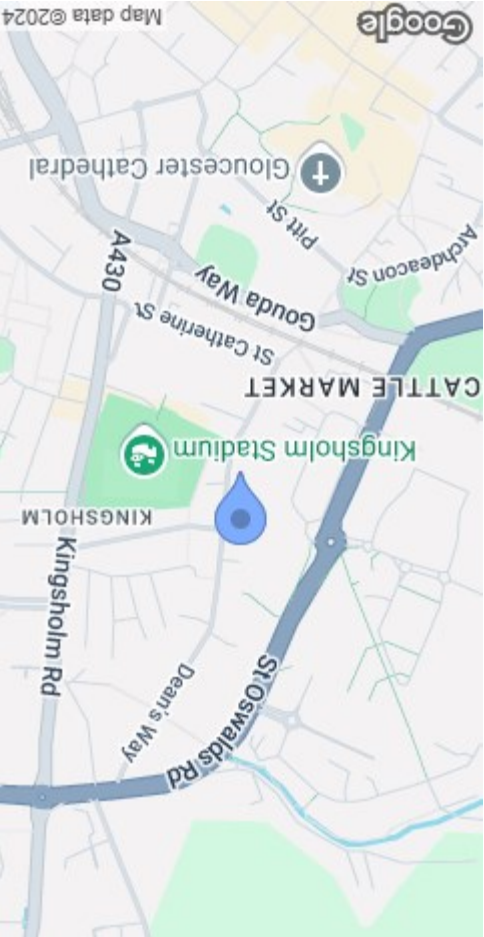


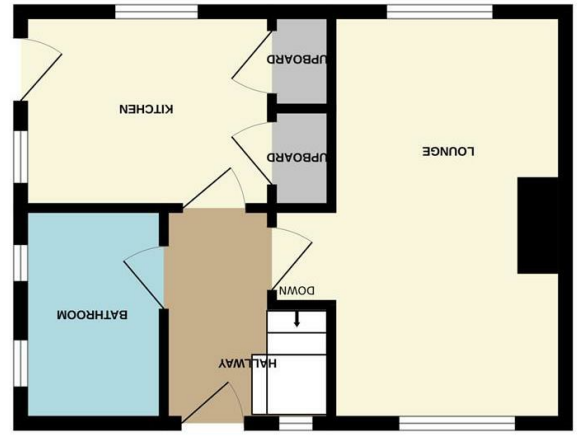


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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>103 kWh/m² (new build only)</td></tr> <tr><td>B</td><td>81-101 kWh/m²</td></tr> <tr><td>C</td><td>69-80 kWh/m²</td></tr> <tr><td>D</td><td>55-68 kWh/m²</td></tr> <tr><td>E</td><td>46-54 kWh/m²</td></tr> <tr><td>F</td><td>31-45 kWh/m²</td></tr> <tr><td>G</td><td>13-30 kWh/m²</td></tr> </table>	A	103 kWh/m ² (new build only)	B	81-101 kWh/m ²	C	69-80 kWh/m ²	D	55-68 kWh/m ²	E	46-54 kWh/m ²	F	31-45 kWh/m ²	G	13-30 kWh/m ²	<table border="1"> <tr><td>A</td><td>Very low impact: new build only</td></tr> <tr><td>B</td><td>Low impact</td></tr> <tr><td>C</td><td>Medium impact</td></tr> <tr><td>D</td><td>High impact</td></tr> <tr><td>E</td><td>Very high impact</td></tr> <tr><td>F</td><td>Extremely high impact</td></tr> <tr><td>G</td><td>Extremely high impact</td></tr> </table>	A	Very low impact: new build only	B	Low impact	C	Medium impact	D	High impact	E	Very high impact	F	Extremely high impact	G	Extremely high impact
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1ST FLOOR
 353 sq.ft. (32.8 sq.m.) approx.



GROUND FLOOR
 351 sq.ft. (32.6 sq.m.) approx.

While 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 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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61 Deans Way
 Gloucester GL1 2PZ

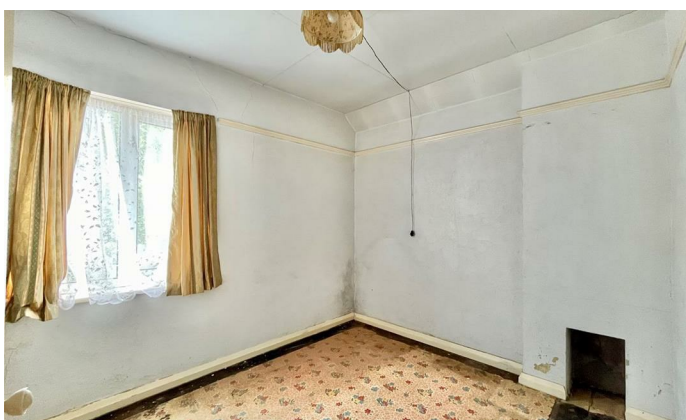
£180,000

Chain free three bedroom semi detached house with a 60ft rear garden that would benefit from full refurbishment situated in a convenient position.

Accommodation comprises hallway, lounge, kitchen, bathroom, bedroom one, bedroom two and bedroom three.

Outside you have gardens 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.



Partially glazed front door leads into:

ENTRANCE HALLWAY

Stairs leading off with cupboard under.

LOUNGE

16'5 x 10' max (5.00m x 3.05m max)

Former open fireplace, windows to front and rear elevations.

KITCHEN

9'1 x 8'7 (2.77m x 2.62m)

Single drainer stainless steel sink unit with cupboard below, two built in storage cupboards, windows to side and rear elevations, door to side elevation.

BATHROOM

8'4 x 5'3 (2.54m x 1.60m)

White suite comprising panelled bath, low level w.c., wash hand basin, partially tiled walls, windows to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Various doors leading off.

BEDROOM 1

16'5 x 9'9 max (5.00m x 2.97m max)

Former open fireplace with a cast iron surround, windows to front and rear elevations.

BEDROOM 2

12'4 x 8'6 max (3.76m x 2.59m max)

Airing cupboard with a hot water cylinder, window to rear elevation.

BEDROOM 3

9'3 x 8'5 max (2.82m x 2.57m max)

Window to front elevation.

OUTSIDE

To the front there is a paved pathway leading to the front door and a garden which is laid to lawn.

A pathway leads around the side of the property to the enclosed rear garden which is in need of landscaping and measures approximately 60ft in length.

SERVICES

Mains water, electricity 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 the Barnwood Road/Cheltenham Road roundabout proceed into Cheltenham Road and at the next roundabout take the 2nd exit off into Estcourt Road. Continue along here to the next roundabout and take the 2nd exit off and then take the second left hand turning where signposted into Deans Way 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).

AWAITING VENDOR APPROVAL

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

