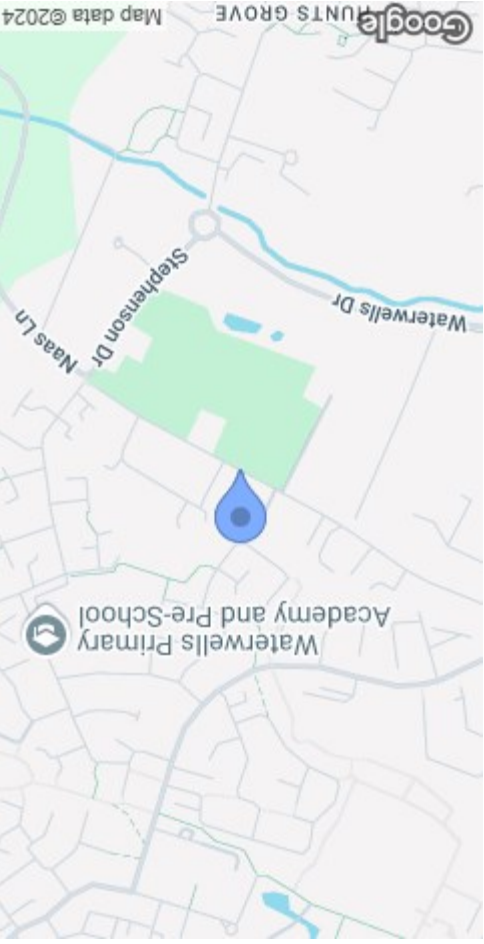




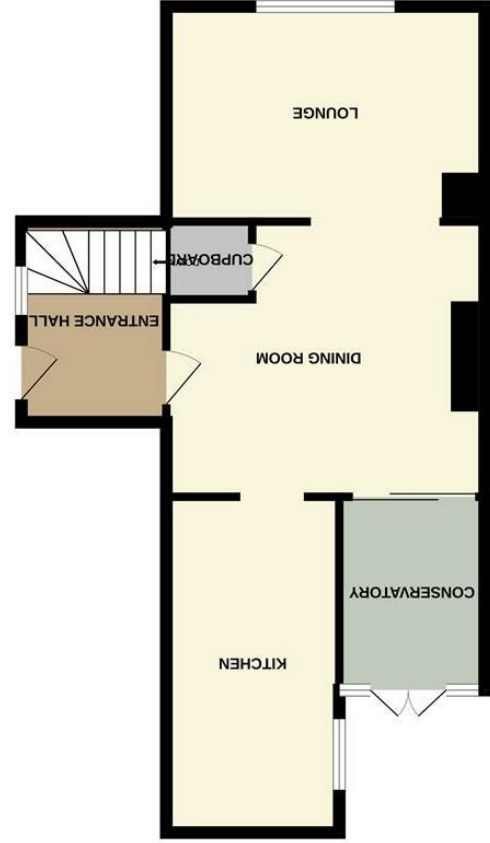
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any inaccuracies. All items shown are for illustrative purposes only and should be treated as such. The prospective purchaser, the seller, the agent and the operator of any agency are given no guarantee.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



1ST FLOOR



GROUND FLOOR



2 Manor Cottages,  
 Naas Lane, Gloucester GL2 2SA



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

# £375,000

Characterful three bedroom semi detached cottage with a 19ft detached garage, a lovely enclosed rear garden and wood burning stoves in the lounge and dining room. There is also planning permission for a single storey extension on the side.

Accommodation comprises hallway, dining room with a wood burning stove and an exposed red brick chimney breast, lounge also with a wood burning stove, fitted kitchen, conservatory and upstairs you have three bedrooms and the bathroom with a white suite.

Outside at the front of the property there is a garden which is laid to lawn and a gravelled driveway providing parking for three vehicles which leads to the 19ft detached garage.

Around to the rear of the property there is a large paved patio, lawn with plants, bushes and an attractive garden pond.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff. The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.

The local River Severn has a tidal range which is the second highest in the world. Combined with a 'funnel' shaped estuary, this causes the incoming tide to create the world-famous Severn Bore. The tidal wave, which can move at 20 kmph and can be anything up to two metres in height, is one of Britain's most spectacular sights, drawing thousands of visitors to Gloucestershire every year.



Partially glazed side entrance door leads into:

### ENTRANCE HALLWAY

Oak style laminate flooring, single radiator, semi circular window to front elevation with leaded lights, stairs leading off.

### DINING ROOM

14'9" x 12'9" max (4.50m x 3.89m max)

Fireplace with exposed red brick surround and chimney breast, paved hearth housing a multi fuel stove, oak style laminate flooring, built in storage cupboard, double radiator.

### LOUNGE

15' x 9'9" max (4.57m x 2.97m max)

Fireplace with a red brick surround and chimney breast, slate hearth housing a multi fuel burning stove, oak style laminate flooring, single radiator, upvc double glazed Georgian style window to front elevation overlooking the front garden.

### KITCHEN

15' x 7'6" (4.57m x 2.29m)

Base and wall mounted units, solid oak worktops, single drainer one and a half bowl stainless steel sink unit with a mixer, stove range style cooker with a seven burner gas hob and electric oven, matching extractor hood, double radiator, upvc double glazed window to side elevation, partially glazed door to side elevation into:

### CONSERVATORY

9'1" x 7'2" (2.77m x 2.18m)

Laminate flooring, double radiator, polycarbonate roof, upvc double glazed French doors to rear elevation.

From the entrance hallway stairs lead to the first floor.

### LANDING

Access to loft space.

### BEDROOM 1

13'3" x 10'1" max (4.04m x 3.07m max)

Built in storage cupboard, single radiator, upvc double glazed window to rear elevation.

### BEDROOM 2

10' x 7'2" max (3.05m x 2.18m max)

Former open fireplace with an ornate cast iron surround, double radiator, upvc double glazed Georgian style window to front elevation.

### BEDROOM 3

10' x 7'4" (3.05m x 2.24m)

Double radiator, upvc double glazed Georgian style window to front elevation.

### BATHROOM

9'4" x 4'4" max (2.84m x 1.32m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, heated towel rail, roof light.

### OUTSIDE

The front garden is laid to lawn with raised beds. To the side there is a gravelled driveway providing off road parking for three vehicles which leads to a:

### DETACHED GARAGE

19'6" x 11'2" (5.94m x 3.40m)

Double wooden doors to front elevation, storage space over, power, lighting, upvc double glazed window to rear elevation, door to side elevation.

To the rear there is a pleasant enclosed garden with a paved patio, storage shed, an enclosed lawned area with an attractive garden pond, plants, shrubs, bushes all surrounded by panelled fencing.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: D  
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 Bristol Road turn left where signposted into Naas Lane and proceed along here bearing right 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).

### AGENTS NOTE

The Planning Reference Number for the extension is 23/00386/FUL

