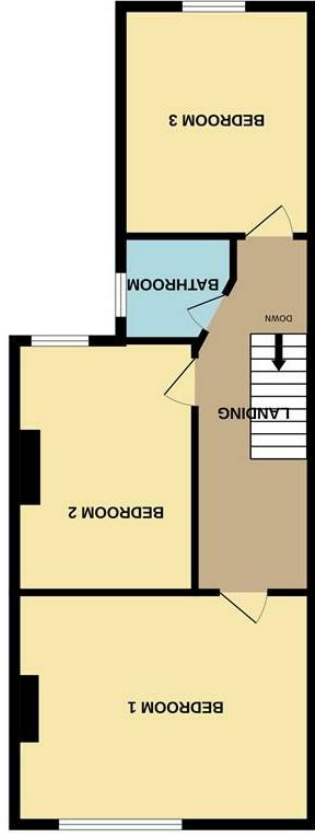
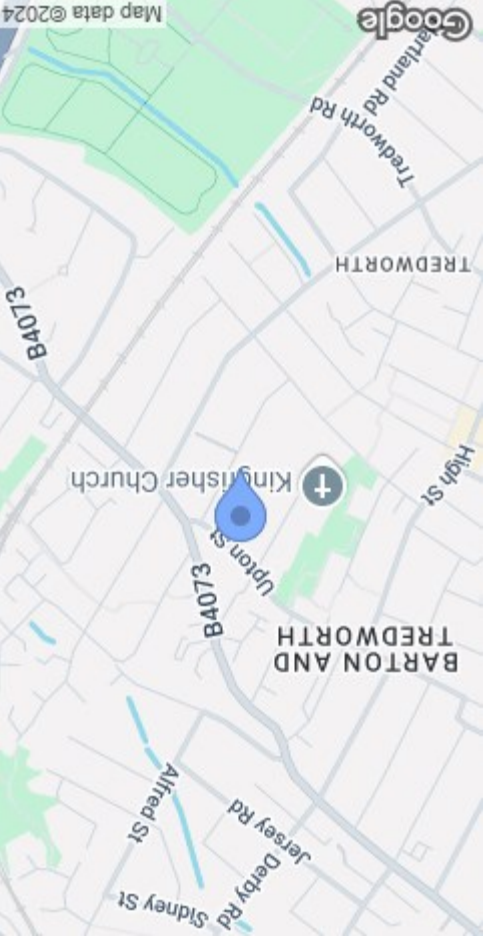




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 |
|--|---|
| A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34 | A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100 |



TOTAL FLOOR AREA: 1145 sq. ft. (106.4 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and other items are approximate and responsibility is taken by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or energy class rating.



30 Vicarage Road
 Gloucester GL1 4LD

Offers Invited £225,000

Three bedroom semi detached house that is currently being used as a five bedroom HMO situated in a popular convenient location.

Accommodation comprises hall, lounge, dining room, kitchen/diner, three double bedrooms and a bathroom.

Outside you have a paved front garden and an enclosed 80ft rear garden that has a 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

Single radiator, stairs leading off with storage cupboard under.

LOUNGE

14'2 x 11'6 max (4.32m x 3.51m max)

Single radiator, coved ceiling, wash hand basin with a cupboard below, upvc double glazed bay window to front elevation.

DINING ROOM

12'9 x 9'4 max (3.89m x 2.84m max)

Single radiator, wash hand basin with cupboard below, upvc double glazed window to rear elevation.

KITCHEN/DINER

22' x 9'9 max (6.71m x 2.97m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, gas cooker point, space for table and chairs, wall mounted central heating boiler, double glazed windows to side and rear elevations, matching door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Doors leading off.

BEDROOM 1

15'1 x 12'2 max (4.60m x 3.71m max)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 2

13' x 9'5 max (3.96m x 2.87m max)

Single radiator, coved ceiling, wash hand basin with a cupboard below, upvc double glazed window to rear elevation.

BEDROOM 3

11'1 x 10' max (3.38m x 3.05m max)

Single radiator, wash hand basin with a cupboard below, upvc double glazed window to rear elevation.

BATHROOM

5'5 x 4'2 max (1.65m x 1.27m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, fully tiled walls, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a paved garden area with a pathway leading along the side via a gate to the rear garden which measures approaching 80ft in length and is laid to lawn with a paved patio, plants, bushes and trees.

OUTSIDE W.C.

Low level w.c., fully tiled walls.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
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 Painswick Road roundabout proceed towards the City Centre and continue under the railway bridge taking the fourth left hand turning where signposted into Upton Street then the first left hand turning into Vicarage Road where the property can be located.

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.