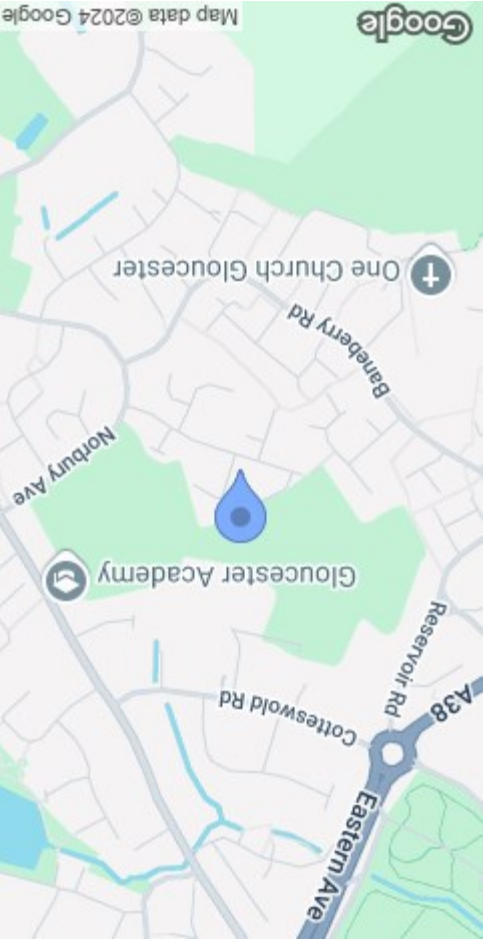


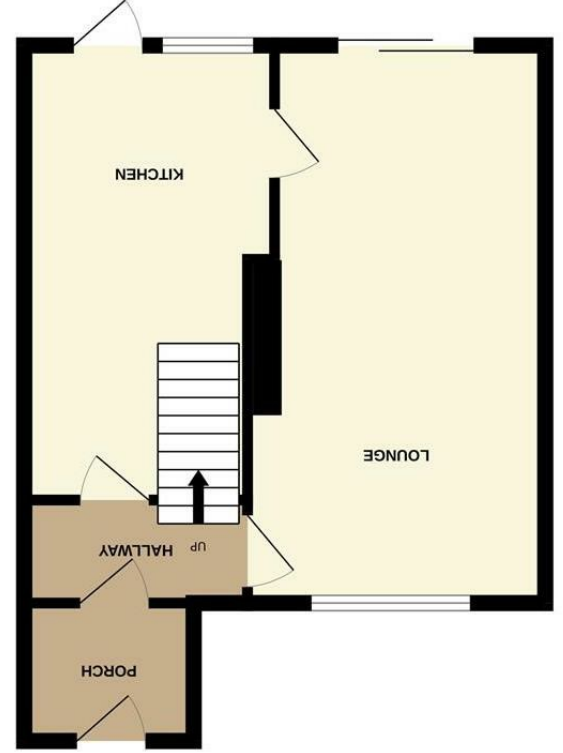


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

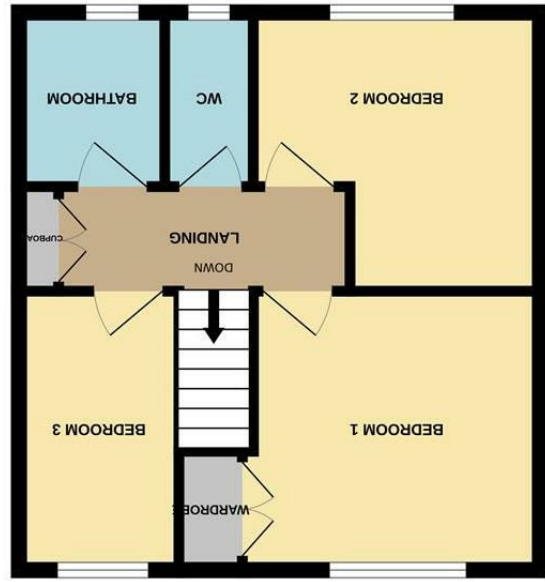
Energy Efficiency Rating	Environment Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (100-120) Green B (120-140) Yellow-Green C (140-160) Yellow D (160-180) Orange E (180-200) Red-Orange F (200-220) Red G (220-240) Dark Red



Made with Metrogix ©2024  
 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.



GROUND FLOOR (38.1 sq.m.) approx.



1ST FLOOR (35.8 sq.m.) approx.



80 Badminton Road  
 Matson, Gloucester GL4 6AY

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985



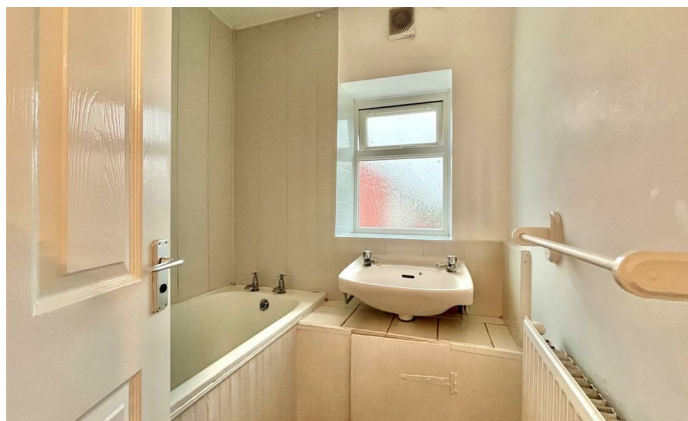
## Offers Over £200,000

CASH BUYERS ONLY Chain free Non Traditionally constructed three bedroom end terraced house situated on a corner plot that has been bricked up.

Accommodation comprises porch, entrance hallway, 20ft lounge, kitchen and on the first floor three bedrooms, bathroom and separate wc.

Outside of the property you have low maintenance gardens.

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 PORCH

A further upvc double glazed door leads into:

### ENTRANCE HALLWAY

Single radiator, stairs leading off.

### LOUNGE

20'6 x 10'9 max (6.25m x 3.28m max)

Two double radiators, telephone point, upvc double glazed window to front elevation, matching patio doors to rear elevation into the garden.

### KITCHEN

17'1 x 9'1 max (5.21m x 2.77m max)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit, plumbing for automatic washing machine, electric cooker point, wall mounted gas fired combination boiler, double radiator, upvc double glazed door and window to rear elevation.

From the entrance hallway stairs lead to the first floor.

### LANDING

Access to loft space, airing cupboard with a hot water cylinder and slatted shelving.

### BEDROOM 1

11'1 x 10'1 max (3.38m x 3.07m max)

Double built in wardrobe, single radiator, tv point, upvc double glazed window to front elevation.

### BEDROOM 2

12'1 x 10'3 max (3.68m x 3.12m max)

Single radiator, tv point, upvc double glazed window to rear elevation.

### BEDROOM 3

11'3 x 6'3 (3.43m x 1.91m)

Single radiator, tv point, upvc double glazed window to front elevation.

### BATHROOM

5'4 x 5'3 (1.63m x 1.60m)

White suite comprising panelled bath with a shower unit over, wash hand basin, single radiator, extractor fan, upvc double glazed window to rear elevation.

### SEPARATE WC

Low level w.c., single radiator, upvc double glazed window to rear elevation.

### OUTSIDE

To the front there are concrete and gravelled areas.

To the rear there is a low maintenance garden which is predominantly paved with a garden and fencing surround.

### SERVICES

Mains water, electricity, gas 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 Painswick Road roundabout take Painswick Road out of Gloucester and at the first set of traffic lights turn right into Norbury Avenue then take the first turning right into Badminton Road where the property can be found.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).