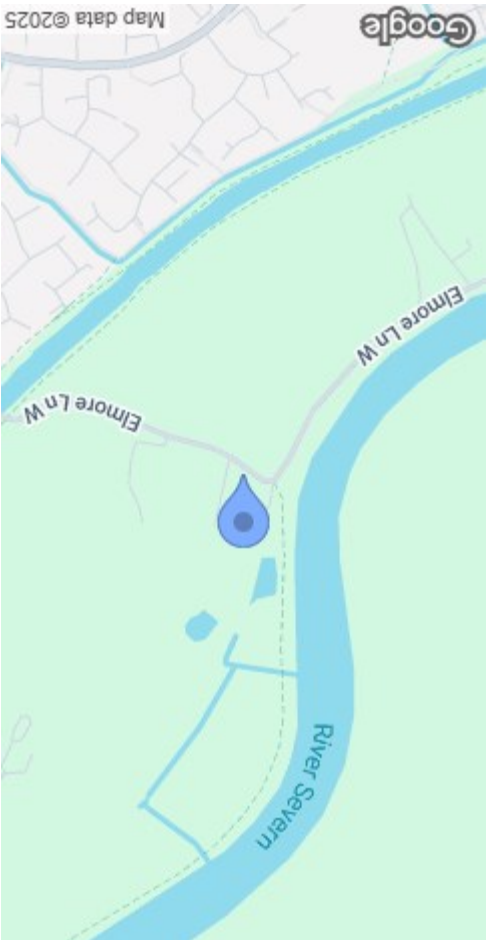


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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£260,000

Semi rural three bedroom end terraced Victorian house with huge potential for renovation and Improvement sitting within a plot of a quarter of an acre.

Accommodation comprises hallway, lounge/diner, kitchen, shower room, rear porch/Utility.

Upstairs there are three good bedrooms.

Outside you have a single garage and a quarter of an acre plot that needs landscaping.

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.



Upvc double glazed side entrance door leads into:

ENTRANCE PORCH

Quarry tiled floor, double glazed windows to front and side elevations, a further partially glazed door leads into:

ENTRANCE HALLWAY

Stairs leading off, storage heater, through to:

LOUNGE/DINER

19'9 x 10'6 max (6.02m x 3.20m max)

Open fireplace with a tiled surround and hearth, two storage heaters, tv point, telephone point, understairs storage cupboard, upvc double glazed windows to front and rear elevations, through to:

KITCHEN

12'1 x 7'9 max (3.68m x 2.36m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, electric double oven, ceramic hob, plumbing for automatic washing machine, space for a fridge, walk in pantry with shelving and a window to rear elevation, upvc double glazed windows to side and rear elevations, door to side elevation, through to:

SHOWER ROOM

9' x 6'5 max (2.74m x 1.96m max)

Low level w.c., pedestal wash hand basin, electric shower unit and curtain, partially tiled walls, upvc double glazed window to side elevation.

REAR ENTRANCE PORCH

11'6 x 5'9 (3.51m x 1.75m)

Upvc double glazed door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, window to side elevation, storage heater.

BEDROOM 1

14'2 x 9'5 max (4.32m x 2.87m max)

Storage heater, window to front elevation with far reaching views over the surrounding countryside.

BEDROOM 2

10'1 x 8'4 max (3.07m x 2.54m max)

Storage heater, upvc double glazed window to rear elevation.

BEDROOM 3

12'10 x 7'9 (3.91m x 2.36m)

Storage heater, upvc double glazed window to rear elevation.

OUTSIDE

To the front there are wrought iron gates leading onto a paved area which leads upto a:

SINGLE ATTACHED GARAGE

17'9 x 9'8 (5.41m x 2.95m)

Up and over door to front elevation, power, lighting, personal access door to side elevation.

To the rear of the garage there is an:

EXTERNAL WC

High level w.c., door and window to rear elevation.

To the side and rear of the property there are large garden areas which are partially laid to lawn with plants, shrubs, bushes and trees and predominately in need of landscaping.

SERVICES

Mains water, electric, septic tank.

AGENTS NOTE

We have been advised that there is a right of way at the side and rear of this property leading to a former well that was capped in 1956. A solution is being investigated.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: C
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 right where signposted into Old Elmore Lane which leads into Elmore Lane East and continue over the bridge where the property can be located just before the next bend.

PROPERTY SURVEYS

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