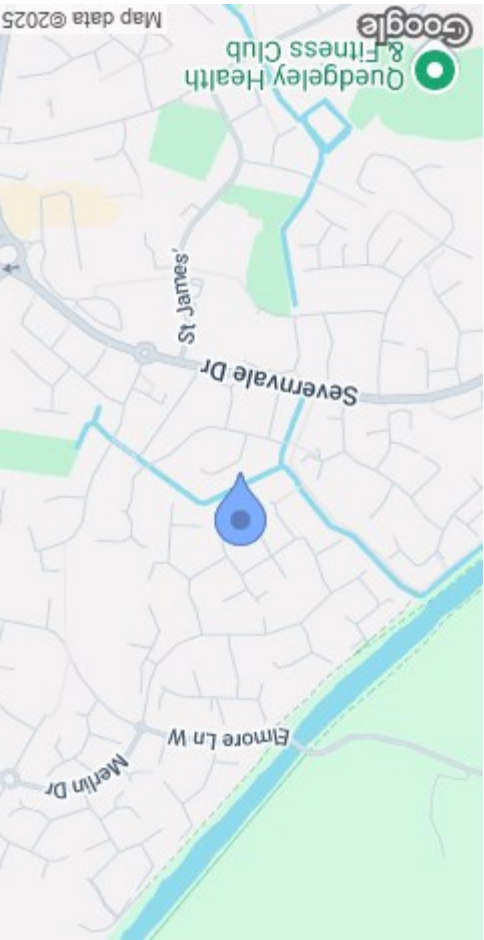


[illegible]



£350,000

Beautifully presented and extended three/four bedroom semi detached house with a conservatory and a lovely landscaped enclosed rear garden situated within a small popular cul-de-sac.

Accommodation comprises hallway, cloakroom, lounge, dining room, conservatory, extended fitted kitchen/breakfast room with built in appliances, study/bedroom four, bedroom one, bedroom two with a built in wardrobe, bedroom three and the bathroom with a white suite.

Outside at the front of the property you have a generous driveway and around to the rear there is a lovely landscaped enclosed garden with a patio, lawn and a wooden built shed.

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.



Upvc double glazed front door leads into:

**ENTRANCE HALLWAY**  
Telephone point, downlighters, upvc double glazed window to side elevation.

**CLOAKROOM**  
Low level w.c., wash hand basin with a mixer tap and a tiled splashback, single radiator, coved ceiling, upvc double glazed window to front elevation.

**LOUNGE**  
16'9 x 14'6 max (5.11m x 4.42m max)  
Vertical radiator, coved ceiling, stairs leading off, upvc double glazed window to front elevation overlooking the cul-de-sac, archway through to:

**DINING ROOM**  
10'2 x 9'3 (3.10m x 2.82m)  
Double radiator, coved ceiling, downlighters, through to:

**EXTENDED KITCHEN/BREAKFAST ROOM**  
16' x 12'2 max (4.88m x 3.71m max)  
Fitted kitchen with base and wall mounted units, laminated worktops, single drainer one and a half bowl sink unit with a mixer tap, built in dishwasher, built in washing machine, breakfast bar, laminate flooring, double radiator, space for fridge/freezer, downlighters, understairs storage cupboard, cupboard housing the gas fired combination boiler, large Velux roof light, upvc double glazed window and door to rear elevation overlooking the rear garden.

**STUDY/BEDROOM 4**  
16'3 x 7'5 (4.95m x 2.26m)  
Downlighters, access to loft space, electric radiator, upvc double glazed window to front elevation.

**CONSERVATORY**  
8'5 x 7'4 (2.57m x 2.24m)  
Via patio doors from the dining room, brick and upvc construction with a glazed roof, ceiling fan, laminate flooring, double radiator, French doors to rear elevation.

From the lounge stairs lead to the first floor.

**LANDING**  
Access to loft space, downlighters, single radiator, upvc double glazed window to side elevation.

**BEDROOM 1**  
13'6 x 10'9 (4.11m x 3.28m)  
Single radiator, coved ceiling, tv point, upvc double glazed window to front elevation overlooking the surrounding area.

**BEDROOM 2**  
11'6 x 11'2 max (3.51m x 3.40m max)  
Built in wardrobes and a chest of drawers, single radiator, tv point, built in wardrobe, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

**BEDROOM 3**  
8'2 x 7'5 (2.49m x 2.26m)  
Single radiator, coved ceiling, upvc double glazed window to rear elevation overlooking the rear garden.

**BATHROOM**  
8'7 x 5'9 max (2.62m x 1.75m max)  
White suite comprising panelled bath with a shower unit over, low level w.c., single bowl sink unit with a chrome mixer tap and cupboards below, chrome heated towel rail, tiled floor, partially tiled walls, coved ceiling, downlighters, built in storage cupboard with slatted shelving, upvc double glazed window to rear elevation.

**OUTSIDE**  
To the front there is block paved and gravelled off road parking for three vehicles.

To the side there is a pathway leading to a wooden built gate which leads around to the landscaped rear garden where there is a large wooden decked patio with the rest of the garden being mainly laid to lawn with flower borders, plants, bushes and trees. There is a covered paved area leading to a wooden built garden shed which has windows to side and a door to the front.

**SERVICES**  
Mains water, electricity, gas and drainage.

**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 Severn Vale Drive, Quedgeley turn right where signposted into Weavers Road right again into Saddlers Road then left into Loriners Close 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).