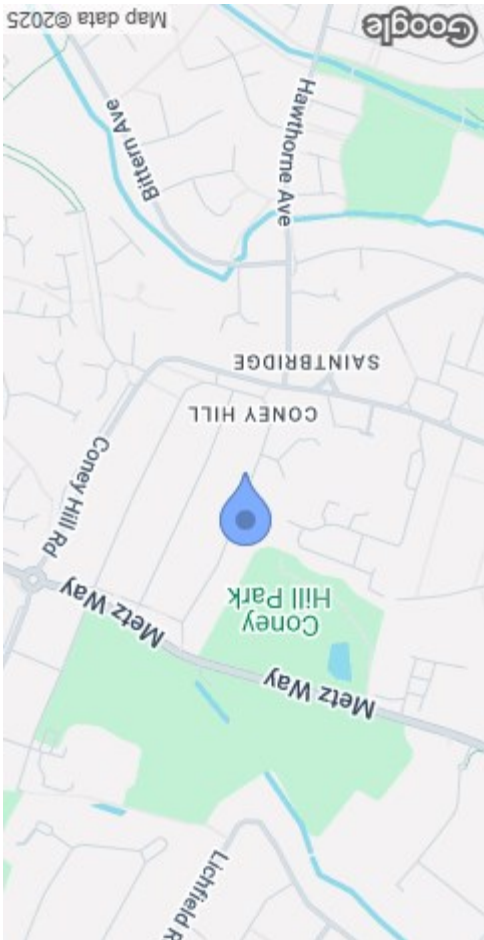


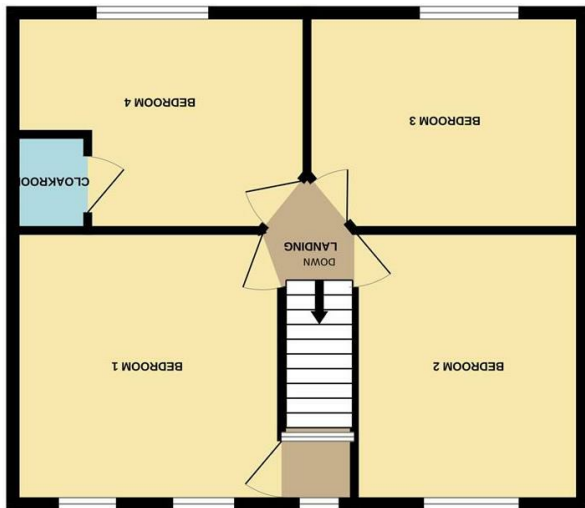


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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1ST FLOOR



GROUND FLOOR



£285,000

A beautifully renovated four double bedroom semi detached home in gardens measuring in excess of 65ft and is offered with no onward chain.

The accommodation comprises spacious entrance hall, downstairs bathroom, kitchen/breakfast room and lounge front to back. To the first floor are four double bedrooms with a cloakroom.

Additional benefits include a full re-wire and consumer unit with extra sockets and tv aerial outlets, new upvc double glazed windows throughout, all ceilings have been over boarded with new plasterboard and skimmed, every wall has been re-plastered, quality carpets fitted throughout and re-decoration. Externally the soffits, fascias, gutters, downpipes and soilstack have been renewed.

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.



New front door step, part glazed upvc door leads into:

ENTRANCE HALL

Various doors leading off, stairs lead to the first floor with storage cupboard under, power points, radiator, laminate flooring.

LOUNGE

18'8" x 11'9" (5.7m x 3.6m)

Power points, radiators, upvc double glazed windows to front and rear aspects.

KITCHEN/BREAKFAST ROOM

13'9" x 13'1" max 8'10" (4.2m x 4m max 2.7m)

Newly fitted Howdens light grey kitchen comprising a range of base, drawer and wall mounted units, wood block effect worktops, stainless steel sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space for cooker, space for American style fridge/freezer, space for tumble dryer, cupboard housing the A Rated Worcester combination boiler to include all new pipework and radiators, extractor fan, radiator, all new supply and waste pipe work, cupboard housing the fuse box, laminate flooring, two upvc double glazed windows to side aspect, upvc double glazed window overlooking the rear gardens, newly fitted upvc part glazed door.

DOWNSTAIRS BATHROOM

8'2" x 5'2" (2.5m x 1.6m)

New white suite comprising modern bath, fully tiled shower cubicle with a bifold door, close coupled w.c., pedestal wash hand basin, tiled splashbacks, extractor fan, all new supply and waste pipework, tiled flooring, two double glazed opaque windows to side and front aspects.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into the insulated and fully boarded roof space, upvc double glazed window to front aspect.

BEDROOM 1

13'1" x 10'5" (4m x 3.2m)

Power points, radiator, two upvc double glazed windows to front aspect, a door leads into what could be a storage cupboard having an internal window and a upvc double glazed window to front aspect.

BEDROOM 2

11'9" x 9'2" (3.6m x 2.8m)

Power points, radiator, upvc double glazed window to front aspect.

BEDROOM 3

11'9" x 9'2" (3.6m x 2.8m)

Power points, radiator, upvc double glazed window overlooking the rear garden.

BEDROOM 4

13'9" x 8'6" (4.2m x 2.6m)

Power points, radiator, upvc double glazed window overlooking the rear garden, door leads into:

CLOAKROOM

New white suite comprising pedestal wash hand basin with vanity unit below, close coupled w.c., extractor fan, tiled flooring, wall mounted mirror.

OUTSIDE

To the front there is a pedestrian gate giving access to a path which in turn leads to the front door. There are double gates leading to off road parking and the garden is mainly laid to lawn having trees, shrubs, bushes, security lighting and is enclosed by picket fencing and brick walling. To the side there is also secure gated side access.

The garden to the rear measures in excess of 65ft and is laid to lawn with mature trees, outside tap, waterproof double outside electric socket, a brick built outhouse which has been rendered with a new secure door and double glazed window, patio area, security lighting and is enclosed by a combination of timer panel fencing.

SERVICES

Mains water, electricity, gas and drainage.

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.

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 Painswick Road roundabout proceed along Eastern Avenue towards Metz Way and at the first set of traffic lights turn right into Coneyhill Road. Continue along here until you reach the shops and turn left then left again then third right into Stanway 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).