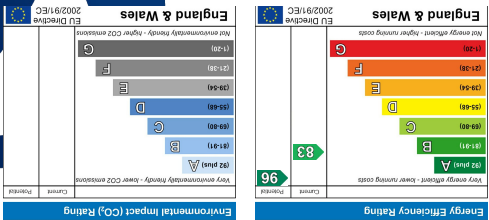


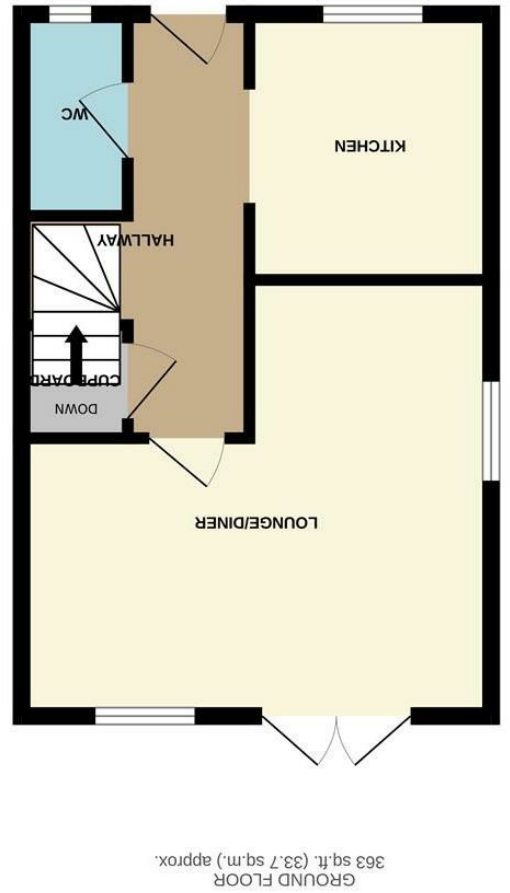
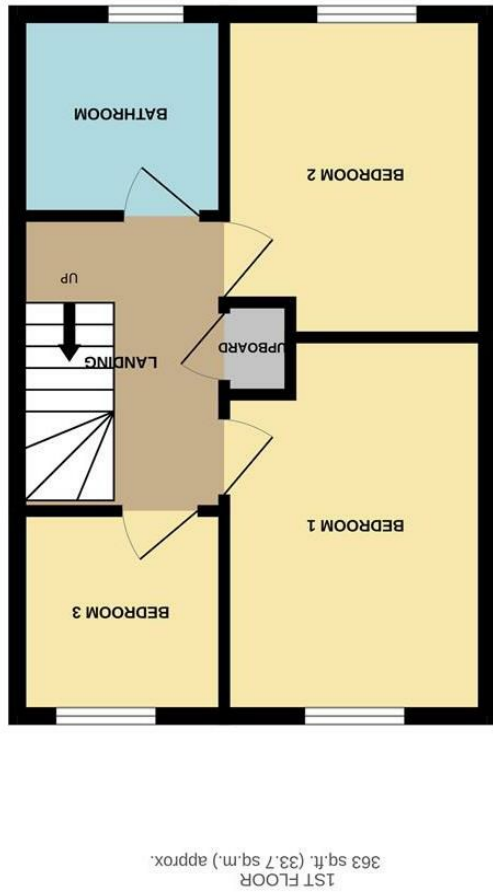
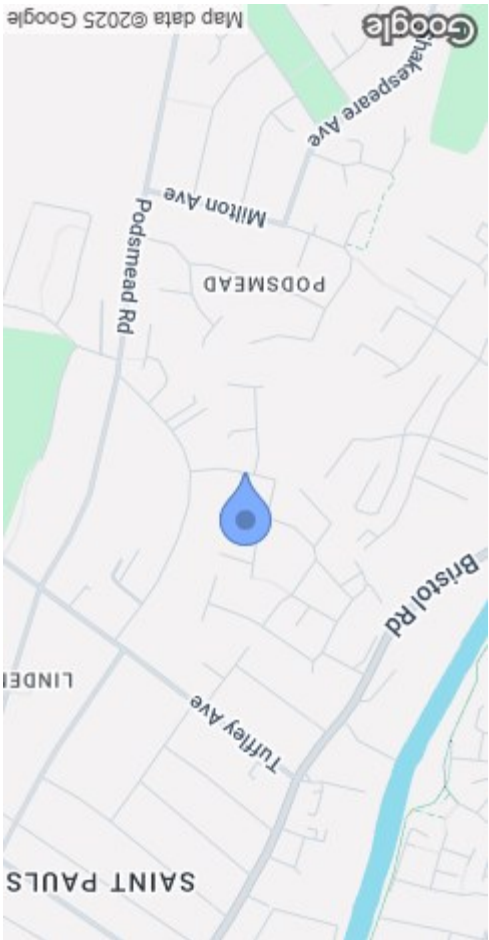
MISREPRESENTATION DISCLAIMER

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.



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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£285,000

Very well presented six year old three bedroom end terraced house with a very pleasant low maintenance enclosed rear garden, a fitted kitchen with built in appliances, a downstairs cloakroom and off road parking situated in a good family area on a level plot.

Accommodation comprises, hallway, cloakroom, lounge/diner with French doors onto the patio, bedroom one, bedroom two, bedroom three and the bathroom with a white suite.

Outside there are gravelled gardens to the front and side, off road parking and a very pleasant enclosed low maintenance rear garden with a personal access gate.

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.



Double glazed front door leads into:
ENTRANCE HALLWAY
Radiator, stairs leading off with cupboard under.

CLOAKROOM
6'8 x 3'6 (2.03m x 1.07m)
Low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, single radiator, upvc double glazed Georgian style window to front elevation.

LOUNGE/DINER
15'8 x 14'6 max (4.78m x 4.42m max)
Ornamental fireplace surround and hearth, two single radiators, space for table and chairs, tv point, upvc double glazed window to side elevation, matching windows and French doors to rear elevation onto the patio.

KITCHEN
8'7 x 8' (2.62m x 2.44m)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, built in washing machine, built in dishwasher, space for fridge/freezer, extractor fan, cupboard housing the gas fired central heating boiler, upvc double glazed Georgian style window to front elevation overlooking the cul-de-sac.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, airing cupboard housing the hot water cylinder and slatted shelving.

BEDROOM 1
12'7 x 8'9 max (3.84m x 2.67m max)
Single radiator, tv point, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 2
10'7 x 8'8 max (3.23m x 2.64m max)
Single radiator, upvc double glazed Georgian style window to front elevation overlooking the cul-de-sac.

BEDROOM 3
6'7 x 6'5 (2.01m x 1.96m)
Single radiator, upvc double glazed window to rear elevation.

BATHROOM
6'7 x 6'7 max (2.01m x 2.01m max)
White suite comprising panelled bath with a showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, heated towel rail, partially tiled walls, extractor fan, shaver point, upvc double glazed Georgian style window to front elevation.

OUTSIDE
There are gravelled gardens to the front and side and off road parking.

To the rear there is a very pleasant enclosed low maintenance rear garden with a personal access gate.

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: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

MAINTENANCE CHARGES
£50.00 Per Annum for the development.

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 Cole Avenue turn where signposted at the traffic lights into Podsmead Road and proceed along here taking the fourth turning left into Tuffley Crescent then left again into Manu Marble Way then first left into Neven Place 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.