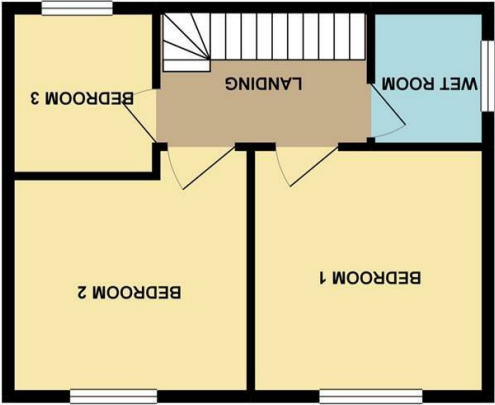
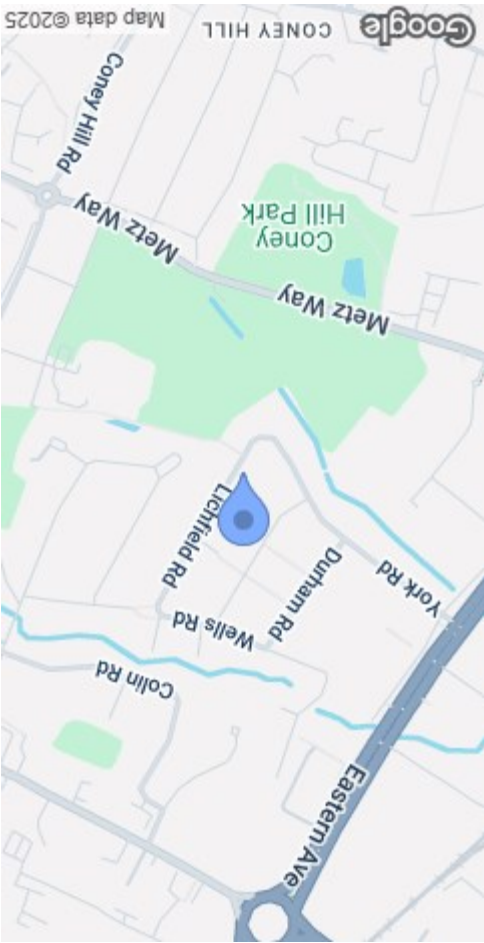


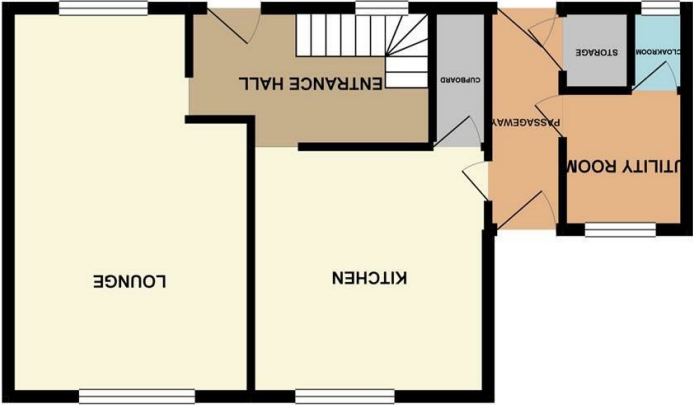
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
New energy efficient - low running costs			
A		93-100	
B		81-92	
C		69-80	
D		55-68	
E		39-54	
F		23-38	
G		1-22	
New energy efficient - high running costs			
A		93-100	
B		81-92	
C		69-80	
D		55-68	
E		39-54	
F		23-38	
G		1-22	

Environmental Impact (CO ₂) Rating		Current	Target
New energy efficient - low CO ₂ emissions			
A		1-10	
B		11-20	
C		21-30	
D		31-40	
E		41-50	
F		51-60	
G		61-70	
New energy efficient - high CO ₂ emissions			
A		1-10	
B		11-20	
C		21-30	
D		31-40	
E		41-50	
F		51-60	
G		61-70	



1ST FLOOR



GROUND FLOOR

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.
Made with Mapbox ©2025



£240,000

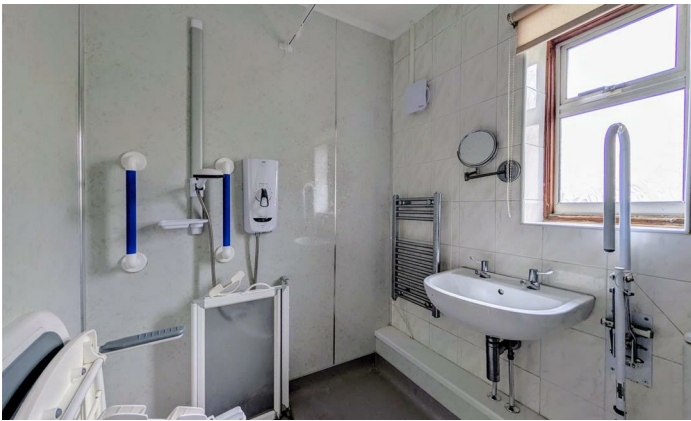
Chain free three bedroom semi detached house with a 90ft rear garden, off road parking, gas fired central heating and huge potential for modernisation situated in a popular family area.

Accommodation comprises hallway, lounge, kitchen, utility room, cloakroom, bedroom one, bedroom two, bedroom three and the wet room.

Outside at the front you have a driveway and small garden that is partially laid to lawn.

Around to the rear there is a lovely enclosed 90ft garden that is mainly laid to lawn with plants, shrubs, bushes and trees.

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.



Partially glazed front door leads into:

ENTRANCE HALLWAY

Stairs leading off, built in storage cupboard, double radiator, window to front elevation.

LOUNGE

18' x 11'3 (5.49m x 3.43m)

Single radiator, windows to front and rear elevations.

KITCHEN

11'4 x 11' (3.45m x 3.35m)

Base and wall mounted units, laminated worktops, two and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, hob and extractor hood, double radiator, walk in storage cupboard, wall mounted gas fired central heating boiler, window to rear elevation overlooking the rear garden.

PASSAGEWAY

Partially glazed doors to front and rear elevations, built in storage cupboard.

UTILITY ROOM

9' x 6'1 (2.74m x 1.85m)

Double drainer stainless steel sink unit, base unit, window to rear elevation, through to:

CLOAKROOM

5'1 x 2'7 (1.55m x 0.79m)

Low level w.c., wall light, window to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, window to front elevation.

BEDROOM 1

11'7 x 11' (3.53m x 3.35m)

Former open fireplace, built in storage cupboard, single radiator, window to rear elevation overlooking the rear garden.

BEDROOM 2

11'1 x 9'5 (3.38m x 2.87m)

Single radiator, telephone point, window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

9' x 8' (2.74m x 2.44m)

Single radiator, window to front elevation.

WET ROOM

6'3 x 5'5 (1.91m x 1.65m)

Shower unit, low level w.c., wash hand basin, chrome heated towel rail, extractor fan, single radiator, window to side elevation.

OUTSIDE

To the front there is a garden which is partially laid to lawn with flower borders, plants and bushes. To the side there is a driveway.

To the rear there is a lovely enclosed garden measuring approximately 90ft in length and is mainly laid to lawn with plants, bushes and trees all surrounded by fencing.

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: 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 Eastern Avenue turn where signposted into York Road and continue along until reaching Lichfield Road 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).

