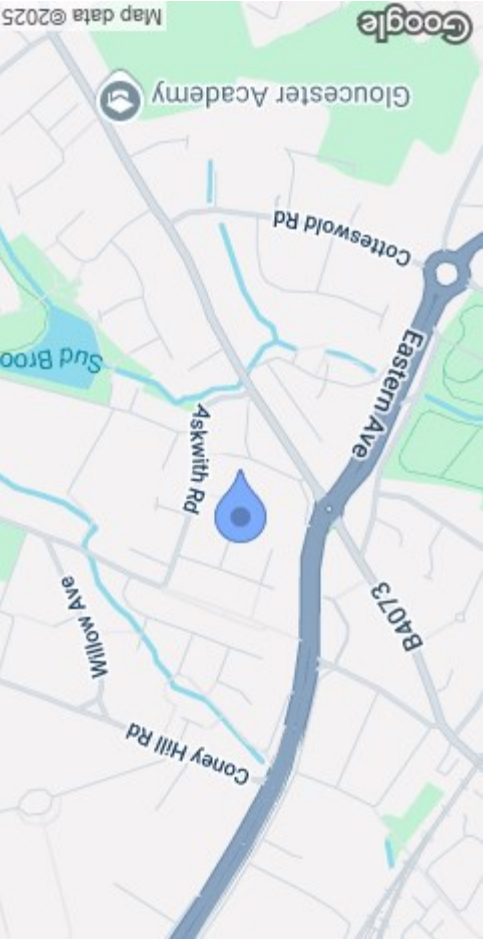


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low energy code	Very energy efficient - low energy code
A	A
101-120 kWh/m ² per year	101-120 kWh/m ² per year
B	B
81-100 kWh/m ² per year	81-100 kWh/m ² per year
C	C
61-80 kWh/m ² per year	61-80 kWh/m ² per year
D	D
41-60 kWh/m ² per year	41-60 kWh/m ² per year
E	E
21-40 kWh/m ² per year	21-40 kWh/m ² per year
F	F
1-20 kWh/m ² per year	1-20 kWh/m ² per year
G	G
1-20 kWh/m ² per year	1-20 kWh/m ² per year
Very energy efficient - high energy code	Very energy efficient - high energy code
A	A
101-120 kWh/m ² per year	101-120 kWh/m ² per year
B	B
81-100 kWh/m ² per year	81-100 kWh/m ² per year
C	C
61-80 kWh/m ² per year	61-80 kWh/m ² per year
D	D
41-60 kWh/m ² per year	41-60 kWh/m ² per year
E	E
21-40 kWh/m ² per year	21-40 kWh/m ² per year
F	F
1-20 kWh/m ² per year	1-20 kWh/m ² per year
G	G
1-20 kWh/m ² per year	1-20 kWh/m ² per year
Very energy efficient - high energy code	Very energy efficient - high energy code
A	A
101-120 kWh/m ² per year	101-120 kWh/m ² per year
B	B
81-100 kWh/m ² per year	81-100 kWh/m ² per year
C	C
61-80 kWh/m ² per year	61-80 kWh/m ² per year
D	D
41-60 kWh/m ² per year	41-60 kWh/m ² per year
E	E
21-40 kWh/m ² per year	21-40 kWh/m ² per year
F	F
1-20 kWh/m ² per year	1-20 kWh/m ² per year
G	G
1-20 kWh/m ² per year	1-20 kWh/m ² per year



£300,000

A beautifully presented three bedroom semi detached family home having a pleasant landscaped rear garden and is offered with no onward chain.

The accommodation briefly comprises entrance hall, fitted kitchen, lounge, dining room, conservatory whilst to the first floor three bedrooms and family bathroom.

Additional benefits include gas fired central heating, double glazing throughout, period property having period features to include picture rails, pine stripped wood flooring, parquet tiles, off road parking for two vehicles and a popular convenient location.

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 opaque double glazed wooden door leads into:

ENTRANCE HALL

Stairs leading off with storage cupboard under, radiator, parquet flooring, various doors leading off.

LOUNGE

10'9" x 10'9" (3.3m x 3.3m)

Radiator, inset shelving units to either side, wooden flooring, picture rail, two upvc double glazed windows to front aspect.

DINING ROOM

11'9" x 10'5" (3.6m x 3.2m)

Feature built in storage, wooden flooring, radiator, picture rail, French doors lead through to:

CONSERVATORY

11'5" x 10'5" (3.5m x 3.2m)

Of brick and upvc construction, radiator, French doors leading onto the enclosed rear garden, two opening side lights, feature brick walls, radiator, tiled flooring.

KITCHEN

16'8" x 8'2" max (5.1m x 2.5m max)

A range of base, drawer and wall mounted units, wood effect worksurfaces, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, gas Neff hob with extractor fan over, built in microwave, built in electric oven, built in dishwasher, space and plumbing for automatic washing machine, space for tumble dryer, tiled flooring, two upvc double glazed opaque windows to side aspect, upvc double glazed window overlooking the enclosed rear garden, part glazed door to side aspect.

From the entrance hall stairs lead to the first floor.

LANDING

Access into the roof space, various doors leading off, upvc double glazed window to side aspect.

MASTER BEDROOM

11'9" x 9'6" (3.6m x 2.9m)

A range of built in furniture, radiator, upvc double glazed window to rear aspect.

BEDROOM 2

10'9" x 9'2" (3.3m x 2.8m)

Built in bedroom furniture, radiator, two upvc double glazed windows to front aspect.

BEDROOM 3

8'2" x 7'6" (2.5m x 2.3m)

Built in fitted wardrobes, radiator, upvc double glazed window to rear aspect.

BATHROOM

Modern white suite comprising close coupled w.c., pedestal wash hand basin, modern panelled bath with a shower attachment over, airing cupboard with slatted shelving, part tiled walls, tiled flooring.

OUTSIDE

To the front there is a tarmac driveway and gravelled area providing off road parking for two vehicles and a Magnolia tree. Enclosed to the right hand side by close board fencing.

Gated side access leads into the rear garden where there are paved patio areas, gravelled area and is primarily laid to lawn with feature borders being well stocked with shrubs, trees and bushes, timber store shed, outside water tap and a further patio area to the rear of the garden. The garden is enclosed by a combination of timber panel fencing.

AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

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 confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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 St Barnabas roundabout proceed along Finlay Road and at the first roundabout continue straight across and at the next roundabout take the third turning off into Painswick Road turning into Old Painswick Road where the property can be found 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).