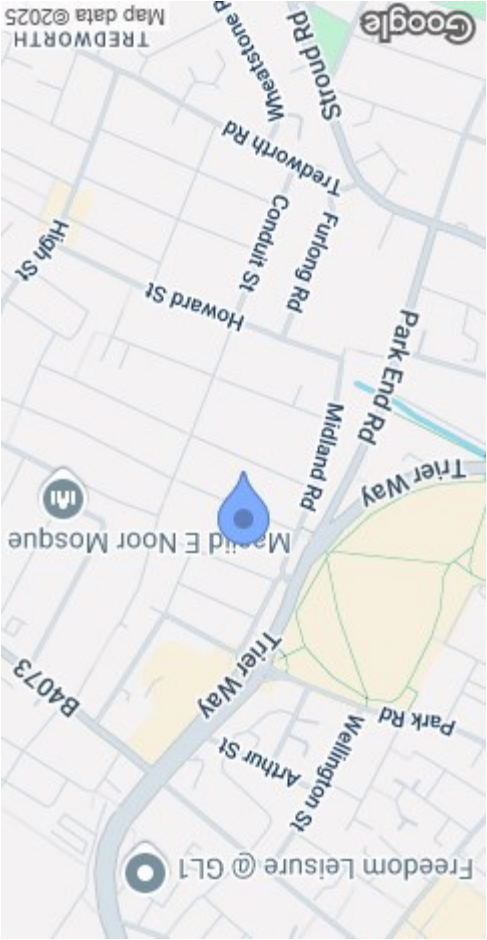


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Offers Over £300,000

Four/five bedroom semi detached Period Property situated in a central location benefiting from spacious accommodation making it ideal for investors looking for an HMO.

Additional benefits include a fitted kitchen, gas central heating, bathroom, shower room, upvc double glazing and an enclosed rear garden.

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.



Upvc double glazed side aspect door leads into:

ENTRANCE HALL
Stairs leading off, power point, radiator, wooden door leading down to the cellar.

LOUNGE
15'5" x 13'3" (4.70m x 4.04m)
Telephone point, power points, coving, radiator, upvc double glazed bay window to front aspect.

DINING ROOM/BEDROOM 5
12'4" x 9'8" (3.76m x 2.95m)
Radiator, power points, coving, upvc double glazed window to rear aspect.

KITCHEN
15'10" x 11'8" (4.85m x 3.58m)
A range of base, drawer and wall mounted units, roll edge worktop, single drainer stainless steel sink unit, appliance points, power points, electric oven and hob, two radiators, access to loft space, space for washing machine and fridge/freezer, walk in pantry with lighting and shelving, vinyl flooring, two upvc double glazed windows to side aspect, a wooden door leads into:

REAR HALLWAY
Cupboard housing the gas fired combination boiler, upvc double glazed door to side aspect leading to the outside, a wooden door leads into:

UTILITY ROOM
Plumbing for automatic washing machine, space for tumble dryer, tiled walls, upvc double glazed window to side aspect.

SHOWER ROOM
Fully tiled shower cubicle with an electric shower, close coupled w.c., pedestal wash hand basin, upvc double glazed window to side aspect.

From the entrance hall stairs lead to the first floor.

LANDING
Radiator, stairs leading off, upvc double glazed window to side aspect.

BEDROOM 1
13'8" x 12'11" (4.19m x 3.96m)
Power points, radiator, coving, upvc double glazed window to front aspect.

BEDROOM 2
13'1" x 10'2" (3.99m x 3.10m)
Power points, radiator, upvc double glazed window to rear aspect.

BATHROOM
Suite comprising low level w.c., panelled bath, pedestal wash hand basin, fully tiled walls, vinyl flooring, side aspect upvc double glazed window.

From the landing stairs lead to the second floor.

LANDING
Access to loft space, upvc double glazed window to side aspect.

BEDROOM 3
13'8" x 12'11" (4.19m x 3.96m)
Built in wardrobe with shelving and hanging rails, radiator, power points, upvc double glazed window to front aspect.

BEDROOM 4
13'8" x 13'1" (4.17m x 3.99m)
Radiator, power points, upvc double glazed window to rear aspect.

Steps down from the entrance hall lead to the cellar where there are three rooms comprising:

CELLAR 1
14'01" x 13'01" (4.29m x 3.99m)
Limited head space.

CELLAR 2
10'7" x 5'4" (3.23m x 1.65m)
Limited head space.

CELLAR 4
12'11" x 12'7" (3.96m x 3.86m)
Limited head space.

OUTSIDE
To the front there is a concrete garden area. Steps lead to the front door. The concrete path leads along the side through a wooden gate to the rear garden which is all enclosed by stone walling and fencing, outside tap, mature trees and shrubs.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be confirmed.

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: B
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 St Barnabas roundabout proceed along Stroud Road towards the City Centre and after a short distance turn right just before St Paul's traffic lights into Tredworth Road. At the traffic lights turn left into High Street and continue along here for a short distance turning left into Falkner Street, then take the first left into Grove Street and then left into Regent Street where the property can be found on the left hand side by our For Sale board.

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.