

England and Wales 2002/03

Environmental Impact (CO₂) Rating

kg per person per year

1,500 kg per person per year - target CO₂ emissions

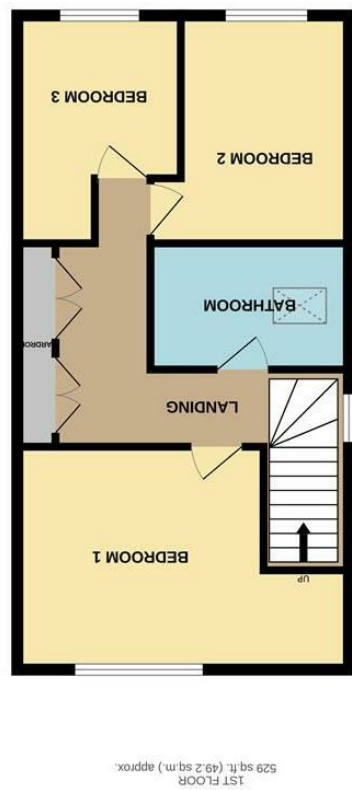
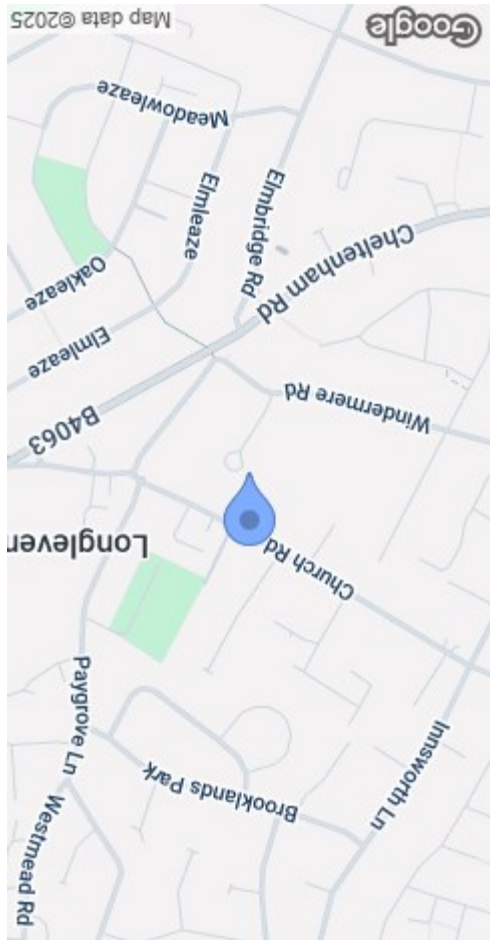
Category	Value (kg per person per year)
Current	1,720
Target	1,500

Energy Efficiency Rating

kWh per person per year

10,000 kWh per person per year - target energy costs

Category	Value (kWh per person per year)
Current	11,200
Target	10,000



£385,000

A STUNNING, LARGELY EXTENDED 1930'S THREE BEDROOM BAY FRONTED SEMI-DETACHED HOUSE with a 100' REAR GARDEN, 18' FITTED KITCHEN / DINER / FAMILY ROOM, DOWNSTAIRS CLOAKROOM, STUDY, situated at the END OF A VERY POPULAR CUL-DE-SAC.

Accommodation comprises - hallway, lounge with a bay window, study, kitchen/diner/family room, utility room, WC, three bedrooms, bathroom with separate shower enclosure.

Outside of the property, you have a driveway providing off road parking and a lovely enclosed 100' rear garden with a large paved patio and lawn.

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.



Entrance via double glazed door into:

ENTRANCE HALL

Oak flooring, single radiator, cloaks hanging space, stairs leading off.

LOUNGE

22'5 x 12'3 max (6.83m x 3.73m max)

Oak flooring, fireplace with ornate cast iron and tiled surround housing a coal effect gas fire, slate hearth, single radiator, television point, front aspect double glazed UPVC bay window overlooking the surrounding area. Opening to:

KITCHEN / DINER / FAMILY ROOM

19'4 x 17'5 max (5.89m x 5.31m max)

Base and wall mounted units, oak worktops, tiled splashbacks, Belfast style sink unit with mixer tap, range style cooker with matching extractor hood, built-in dishwasher, space for fridge / freezer, wine rack, tiled floor, space for large table and chairs, two single radiators, coved ceiling, access to loft space, rear aspect double glazed UPVC window and French doors leading to the patio.

STUDY

9'2 x 7'1 (2.79m x 2.16m)

Under stairs storage cupboard, single radiator, side aspect double glazed UPVC window.

UTILITY

9'6 x 7'9 max (2.90m x 2.36m max)

Oak worksurface, plumbing for washing machine, wall mounted gas-fired combination boiler, tiled floor, single radiator, side aspect double glazed UPVC door.

CLOAKROOM

4'3 x 3'9 max (1.30m x 1.14m max)

Low-level WC, corner wash hand basin with mixer tap, tiled splashback and cupboard below, tiled flooring, side aspect double glazed UPVC window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to loft space, built-in storage cupboards, single radiator, side aspect double glazed UPVC window.

BEDROOM 1

15'3 x 11'0 max (4.65m x 3.35m max)

Single radiator, front aspect double glazed UPVC window overlooking the surrounding area.

BEDROOM 2

11'3 x 10'1 max (3.43m x 3.07m max)

Coved ceiling, single radiator, rear aspect double glazed UPVC window overlooking the rear garden.

BEDROOM 3

11'3 x 8'8 max (3.43m x 2.64m max)

Access to loft space, coved ceiling, single radiator, rear aspect double glazed UPVC window overlooking the rear garden.

BATHROOM

8'5 x 6'1 max (2.57m x 1.85m max)

White suite comprising panelled bath with mixer tap and shower head attachment, low-level WC, pedestal wash hand basin with mixer tap, tiled splashback, cupboard below, separate shower enclosure and unit, chrome heated towel rail, downlighters, extractor fan, Velux roof light.

OUTSIDE

To the front of the property, a gravelled driveway provides off road parking. A pathway leads to the side with a wooden built gate. To the rear, there is a large paved patio leading to an expanse of lawn with trees and bushes, wooden built garden shed. The rear garden measures approximately 100ft in length.

SERVICES

Mains water, electricity, drainage and gas.

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

Severn Trent - to be confirmed.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Old Cheltenham Road, turn into Windermere Road and take the first right into Coniston Road, where the property can be located at the end of the cul-de-sac as marked 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.