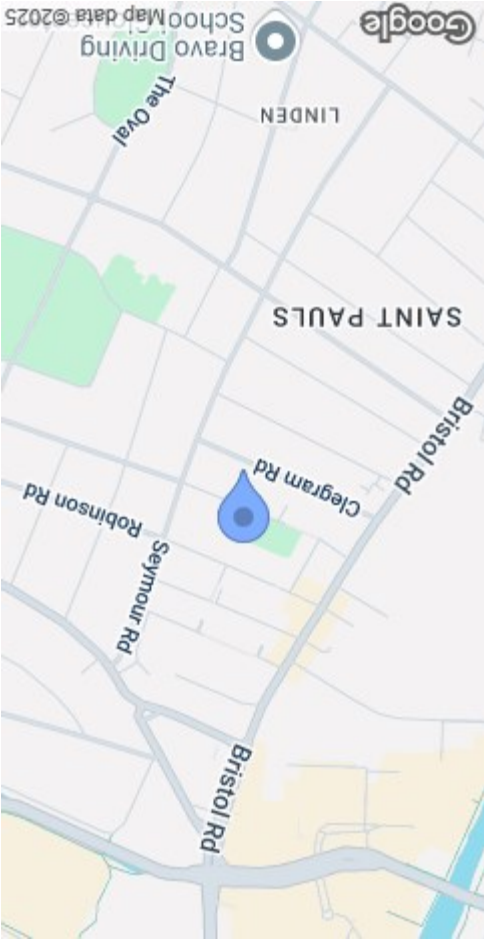


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Future
Very energy efficient - low running costs	
A (92-100)	A (91-100)
Energy efficient - low running costs	
B (81-91)	B (81-91)
Average	
C (69-80)	C (69-80)
Below average - higher running costs	
D (54-68)	D (54-68)
E (45-53)	E (45-53)
F (35-44)	F (35-44)
G (21-34)	G (21-34)
Very poorly energy efficient - high running costs	
H (1-10)	H (1-10)
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Very low CO ₂ emissions	
A (1-10)	A (1-10)
Low CO ₂ emissions	
B (11-15)	B (11-15)
Average	
C (16-20)	C (16-20)
Above average CO ₂ emissions	
D (21-25)	D (21-25)
E (26-30)	E (26-30)
F (31-35)	F (31-35)
G (36-40)	G (36-40)
High CO ₂ emissions	
H (41-45)	H (41-45)
EU Directive 2002/91/EC	



63 Clegram Road
Gloucester GL1 5PZ

£239,995

Beautifully presented three bedroom end terraced bay fronted house that has a modern fitted kitchen with built in appliances, gas fired central heating, upvc double glazing and a pleasant enclosed low maintenance rear garden.

Accommodation comprises hallway, dining room, lounge, fitted kitchen with built in appliances, rear entrance hallway, bathroom with a white suite, bedroom one with built in wardrobes, bedroom two and bedroom three.

Outside of the property you have a small front garden and a pleasant enclosed low maintenance rear garden with trees and a shed.

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 front door with leaded lights lead into:

ENTRANCE HALLWAY

Laminate flooring, double radiator, coved ceiling, stairs leading off.

DINING ROOM

12'5 x 10' max (3.78m x 3.05m max)

Double radiator, coved ceiling, understairs storage cupboard, upvc double glazed Georgian style window to rear elevation, archway through to:

LOUNGE

12'4 x 9'6 max (3.76m x 2.90m max)

Built in storage cupboard, tv point, single radiator, coved ceiling, upvc double glazed Georgian bay window to front elevation with shutters.

KITCHEN

10'3 x 7'4 (3.12m x 2.24m)

A range of base and wall mounted units, laminated worktops and splashbacks, single drainer sink unit with a chrome mixer tap, built in electric double oven, four burner gas hob and extractor hood, built in fridge/freezer, built in washing machine, downlighters, upvc double glazed window to side elevation, archway through to:

REAR ENTRANCE HALL

11'3 x 4'1 max (3.43m x 1.24m max)

Cupboard housing the gas fired combination boiler, built in storage cupboard, double radiator, coved ceiling, downlighters, upvc double glazed windows to front, side and rear elevations, matching door to rear elevation.

BATHROOM

7'5 x 5'8 (2.26m x 1.73m)

White suite comprising panelled bath with a shower unit over, low level w.c., wash hand basin with a mixer tap, fully tiled walls, downlighters, extractor fan, underfloor heating, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to partially boarded loft space, single radiator.

BEDROOM 1

12'9 x 10'5 max (3.89m x 3.18m max)

Built in wardrobes, double radiator, coved ceiling, upvc double glazed Georgian style window to front elevation with shutters.

BEDROOM 2

12'5 x 8'3 max (3.78m x 2.51m max)

Former open fireplace with an ornate cast iron surround, single radiator, coved ceiling, upvc double glazed window to rear elevation.

BEDROOM 3

9'9 x 7'5 (2.97m x 2.26m)

Double radiator, wall light, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a pathway leading to the front door and a gravelled garden with fencing surround.

There is side access leading to the low maintenance enclosed rear garden which is laid to gravel and paving stones with trees and a wooden built storage shed.

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: 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 down Stroud Road towards the city centre and at the mini roundabout turn left into Tuffley Avenue then right where signposted into Seymour Road. Continue along turning left where signposted into Clegram Road where the property can be located on the right 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).

