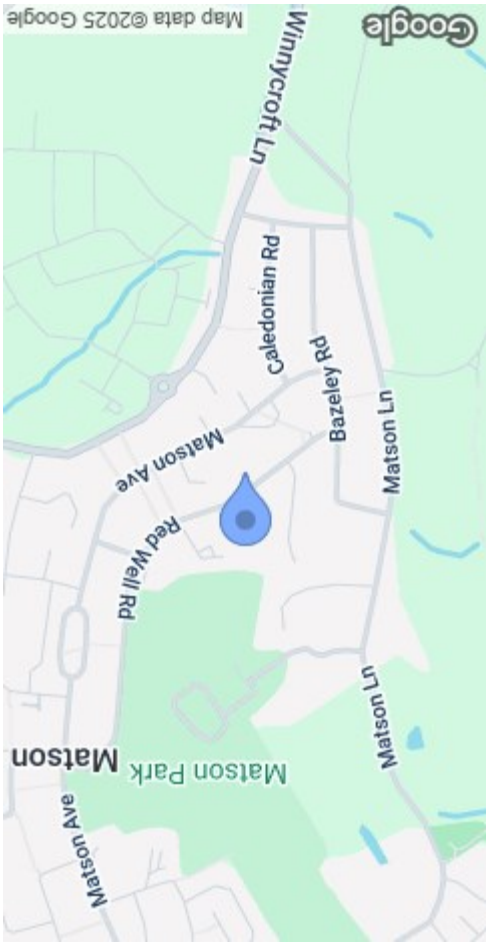
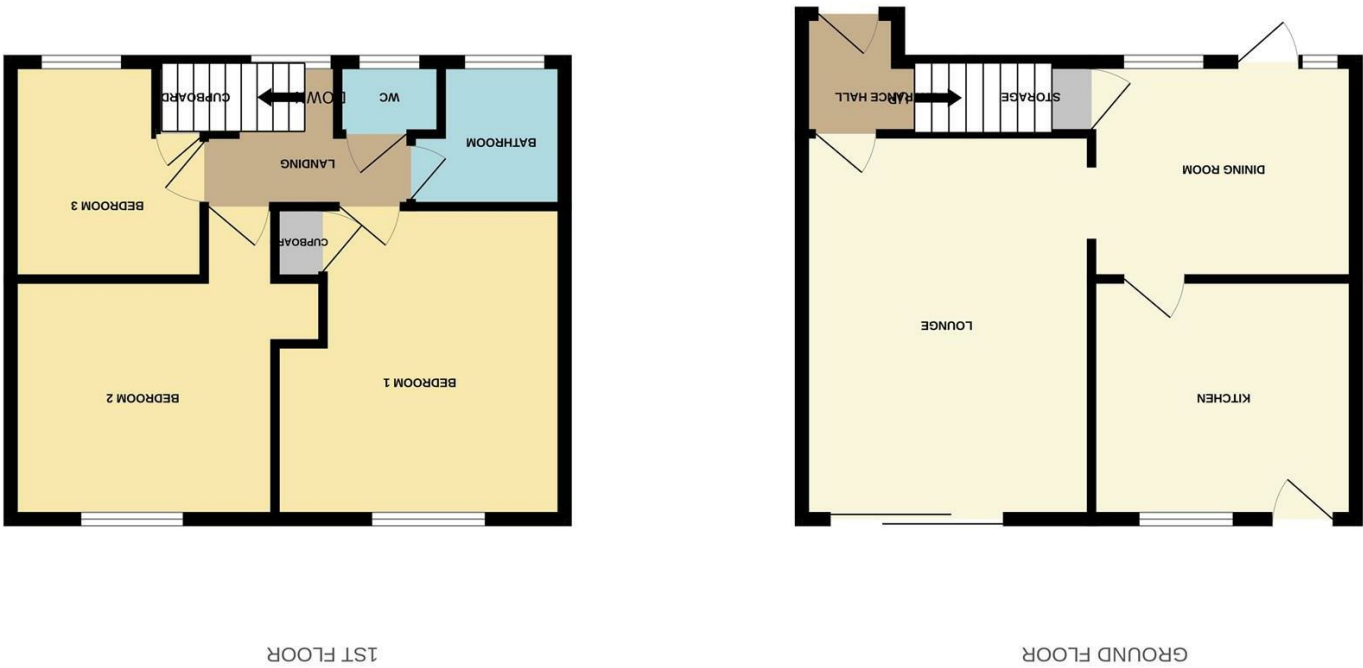


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Energy Efficiency Rating		73	86
Energy Efficiency Rating		A	B
Energy Efficiency Rating		105-121	92-104
Energy Efficiency Rating		85-104	65-84
Energy Efficiency Rating		65-84	45-64
Energy Efficiency Rating		45-64	25-44
Energy Efficiency Rating		25-44	5-24
Energy Efficiency Rating		5-24	1-4
Energy Efficiency Rating		1-4	0
Energy Efficiency Rating		0	0

Environmental Impact (CO ₂) Rating		Current	Target
Environmental Impact (CO ₂) Rating		A	B
Environmental Impact (CO ₂) Rating		105-121	92-104
Environmental Impact (CO ₂) Rating		85-104	65-84
Environmental Impact (CO ₂) Rating		65-84	45-64
Environmental Impact (CO ₂) Rating		45-64	25-44
Environmental Impact (CO ₂) Rating		25-44	5-24
Environmental Impact (CO ₂) Rating		5-24	1-4
Environmental Impact (CO ₂) Rating		1-4	0
Environmental Impact (CO ₂) Rating		0	0

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.
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81 Redwell Road
Matson, Gloucester GL4 6JJ

Offers Over £216,000

Well presented Laing Easiform constructed three bedroom terraced house with a 65ft enclosed rear garden, gas fired central heating, upvc double glazing and a modern fitted kitchen situated in a convenient position overlooking a green.

Accommodation comprises hallway, lounge with patio doors onto the garden, dining room that overlooks the green, fitted kitchen, bedroom one with a built in storage cupboard, bedroom two, bedroom three, the bathroom with a modern white suite and a separate wc.

Outside of the property you have a low maintenance front garden and a pleasant enclosed 65ft rear garden with a 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.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

Laminate flooring, single radiator, stairs leading off.

LOUNGE

15'1 x 11'7 (4.60m x 3.53m)

Double radiator, tv point, coved ceiling, upvc double glazed patio doors to rear elevation onto the garden, archway through to:

DINING ROOM

10'9 x 8'9 (3.28m x 2.67m)

Single radiator, coved ceiling, understairs storage cupboard, upvc double glazed window and matching door to front elevation overlooking the surrounding area.

KITCHEN

11'3 x 8'9 (3.43m x 2.67m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, gas cooker point, extractor hood, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas fired combination boiler, tiled floor, upvc double glazed window and door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 1

12'1 x 11'9 max (3.68m x 3.58m max)

Built in storage cupboard, single radiator, upvc double glazed window to rear elevation overlooking the rear garden, surrounding area and hillsides beyond.

BEDROOM 2

12'5 x 12'1 max (3.78m x 3.68m max)

Single radiator, access to loft space, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 3

8'9 x 7'8 max (2.67m x 2.34m max)

Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

BATHROOM

6'3 x 5'4 max (1.91m x 1.63m max)

Modern white suite comprising panelled bath with a mixer tap and showerhead attachment, wash hand basin with a mixer tap and drawers below, fully tiled walls, downlighters, extractor fan, chrome heated towel rail, upvc double glazed window to front elevation.

SEPARATE W.C.

3'9 x 2'7 (1.14m x 0.79m)

Low level w.c., wall mounted storage cupboard, single radiator, upvc double glazed window to front elevation.

OUTSIDE

To the front there is an enclosed gravelled and paved garden and a pathway leading to the front door.

To the rear there is a pleasant enclosed garden measuring approximately 65ft in length with a large paved patio which leads onto the rest of the garden which is mainly laid to lawn with a useful storage shed and fencing surround.

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 the Painswick Road roundabout proceed along Painswick Road towards Abbeydale and go straight across the first set of traffic lights. Turn right just after the petrol station into Matson Lane and at the roundabout turn left into Matson Avenue and take the third turning right into Redwell Road where the property can be found after a short distance 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).

