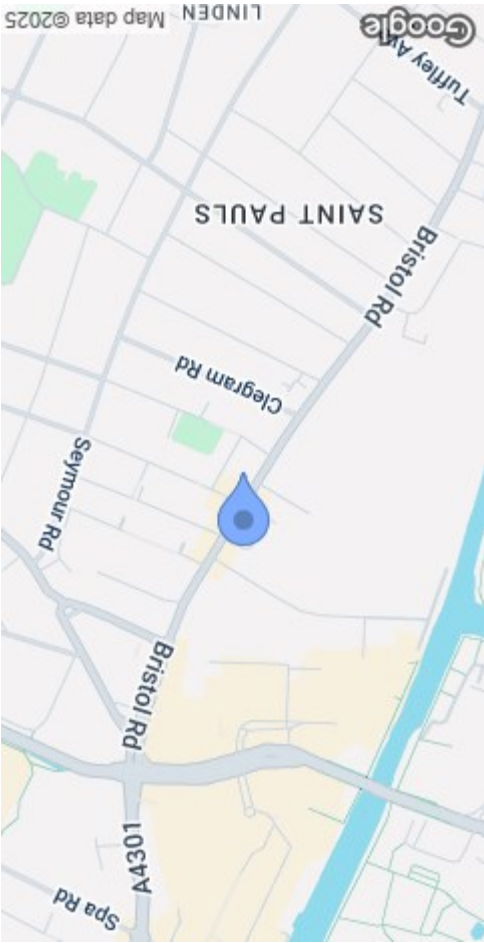
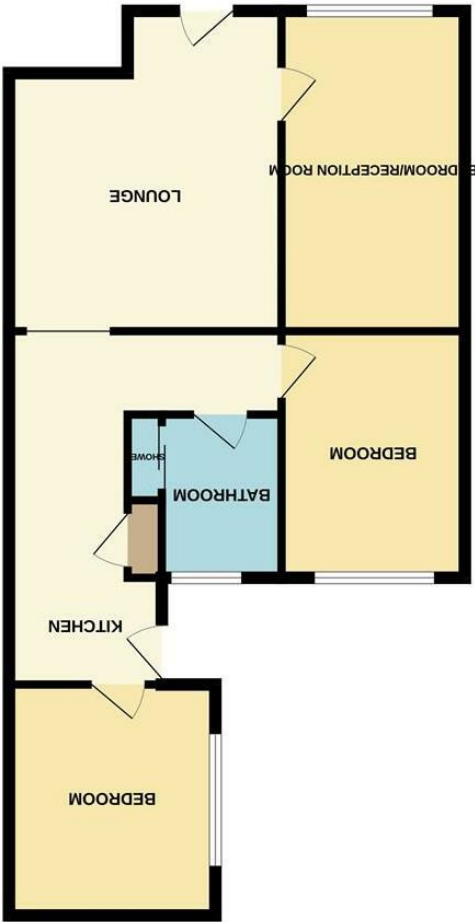


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
72	
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28) Not energy efficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Future
G	
Environmental Impact (CO <sub>2</sub> ) Rating Legend	
A (92-100) Very environmentally friendly - lower CO <sub>2</sub> emissions	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28) Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error or misstatement. 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 quality or efficiency can be given.



Basement Flat, 81 Bristol Road  
Gloucester GL1 5SN



£195,000

Spacious and versatile leasehold three bedroom basement flat situated in this convenient city centre location and offered with no onward chain.

The accommodation briefly comprises entrance hall, lounge, sitting room/bedroom three, two further double bedrooms, modern fitted kitchen and modern family bathroom.

Additional benefits include upvc double glazing throughout, gas fired central heating and a courtyard 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.



A gated pathway and steps lead down to a paved area. Upvc opaque glazed door leads into:

**ENTRANCE HALL/LOUNGE**

14'0" x 12'5" (4.29m x 3.8m)

Power points, modern radiator, through to:

**BEDROOM/SITTING ROOM**

13'5" x 9'2" (4.10m x 2.8m)

Feature arch, radiator, power points, upvc double glazed window to front aspect.

**KITCHEN**

19'9" x 4'3" (6.04m x 1.32m)

Modern High Gloss grey kitchen comprising of a range of base, drawer and wall mounted units, stainless steel sink and drainer unit with a mixer tap, worktops, tiled splashbacks, electric four ring induction hob with extractor over and oven beneath, modern wall mounted radiator, cupboard housing the Valliant wall mounted boiler supplying domestic hot water and central heating, space and plumbing for automatic washing machine, upvc double glazed door with matching side panel leading to the outside courtyard.

**BEDROOM 1**

12'9" x 11'5" (3.9m x 3.5m)

Radiator, power points, upvc double glazed window having a pleasant outlook onto the rear courtyard.

**BEDROOM 2**

11'9" x 8'2" (3.6m x 2.5m)

Built in bedroom furniture with hanging rails and shelving, radiator, power points, upvc double glazed window overlooking the rear courtyard.

**BATHROOM**

Modern suite comprising pedestal wash hand basin, panelled bath, close coupled w.c., double fully tiled shower cubicle, wall mounted heated towel rail, wall mounted mirror, upvc opaque window to rear aspect.

To the rear of the property is a pleasant courtyard garden having a retaining wall with shrubs, trees, bushes, patio area and an outside light.

**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**

Leasehold.

**LEASE**

999 Years from 29th September 1994.

**GROUND RENT**

£10.00 Per Year. No set Service Charge.

**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**

Going from Bristol Road south proceed along where the property can be located on the right hand side with a 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.

