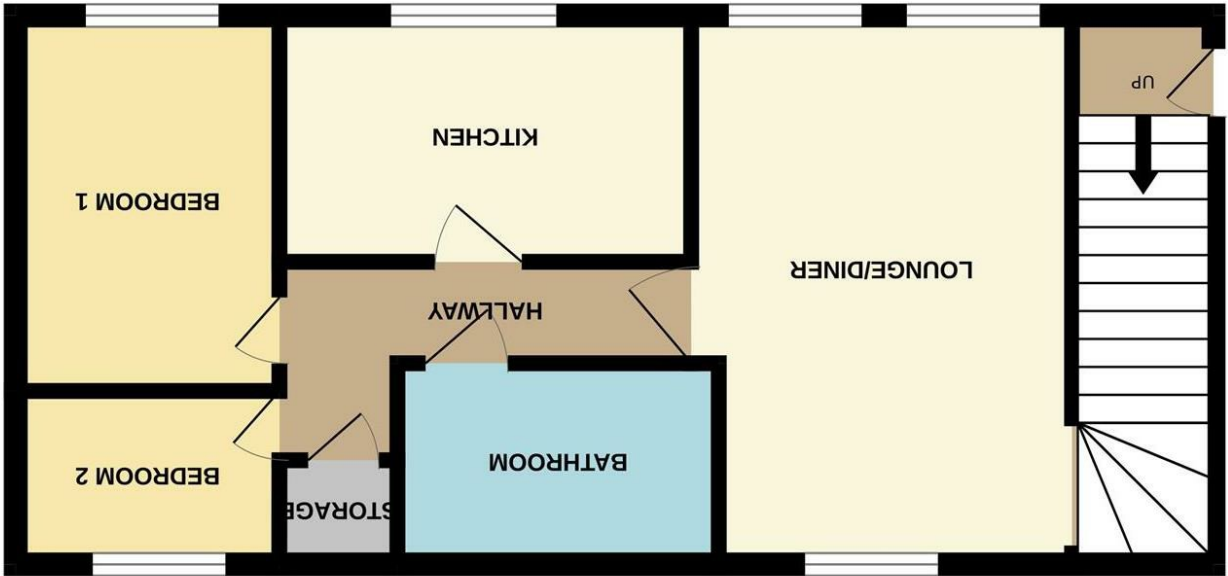
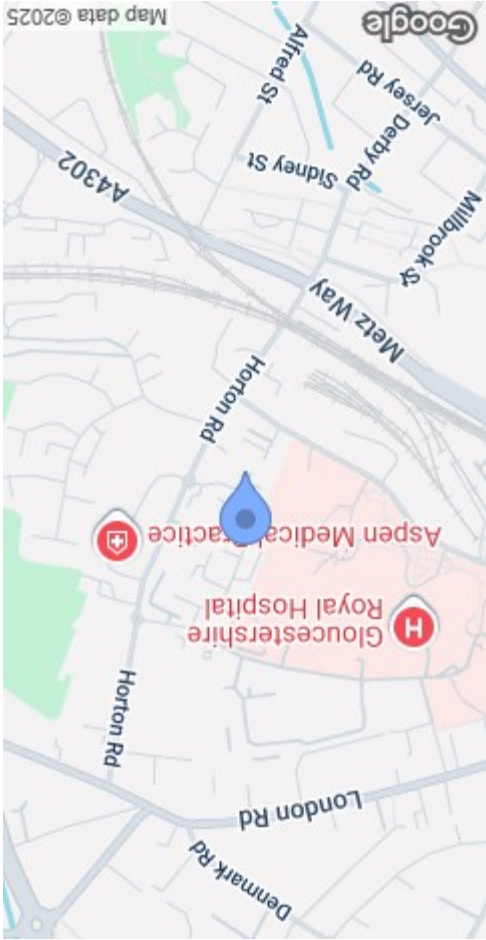
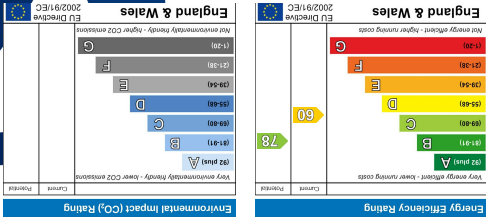


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



9 Harescombe Drive
Gloucester GL1 3LE

£140,000

A leasehold two bedroom first floor maisonette in a convenient location close to Gloucester Royal hospital and offered with no onward chain.

The accommodation comprises hallway, lounge/diner, kitchen, bedroom one, bedroom two and a bathroom.

Additional benefits include an enclosed rear garden, single garage under a coachhouse and allocated parking for one vehicle.

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. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Upvc part glazed door leads into:

ENTRANCE HALL

Wooden floor, stairs leading to the first floor, cloaks cupboard with a hanging rail and a shelf, various doors leading off, access to roof space, airing cupboard having a hot water tank and slatted shelving.

LOUNGE/DINER

17'8" x 12'4" (5.40m x 3.76m)

Power points, wooden floor, upvc double glazed window to rear aspect, two upvc double glazed windows to front aspect.

KITCHEN

10'0" x 6'11" (3.06m x 2.13m)

Light wood fitted kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurface, tiled splashbacks, stainless steel sink and drainer unit with a mixer tap over, space for a larder style fridge/freezer, space and plumbing for automatic washing machine, tiled flooring, upvc double glazed window to front aspect.

BEDROOM 1

12'2" x 9'0" (3.72m x 2.75m)

Power points, upvc double glazed window to front aspect.

BEDROOM 2

9'4" x 6'5" (2.86m x 1.96m)

Power points, upvc double glazed window to rear aspect.

BATHROOM

White suite comprising of a low level w.c., a modern wash hand basin with a vanity unit below, Whirlpool bath with a shower overhead, tiled splashbacks, tiled floor, upvc double glazed opaque window to rear aspect.

OUTSIDE

To the front a pathway gives access to the front door and in turn leads to the rear garden which is primarily laid to lawn with a patio area, a large oak tree enclosed by a combination of timber panel fencing. To the front there is a tarmac driveway providing off road parking for one vehicle which in turn leads to a:

GARAGE

Accessed via an up and over door.

SERVICES

Mains water, electricity 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

Leasehold.

LEASE

999 Years From 26/10/2006.

MAINTENANCE CHARGES

To be advised.

GROUND RENT

To be advised.

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

Starting on London Road turning right where signposted into Great Western Road, follow Great Western Road to the end turning left into Horton Road and taking the first exit off the roundabout into Harescombe Drive. On Harescombe Drive follow down taking the first left where the property can be found on your left.

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.