

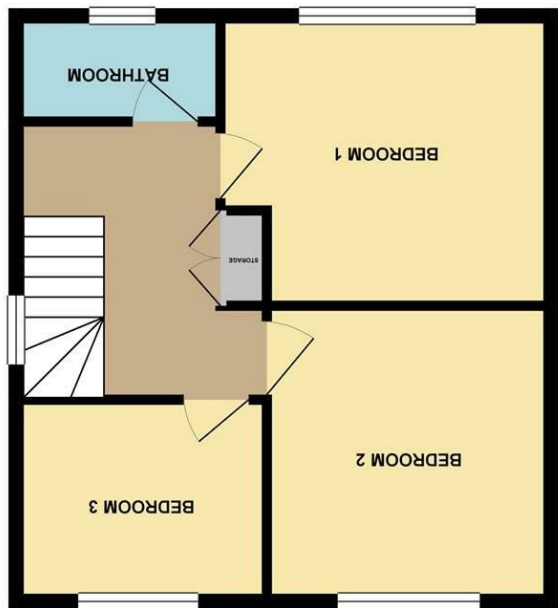
MISREPRESENTATION DISCLAIMER

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.

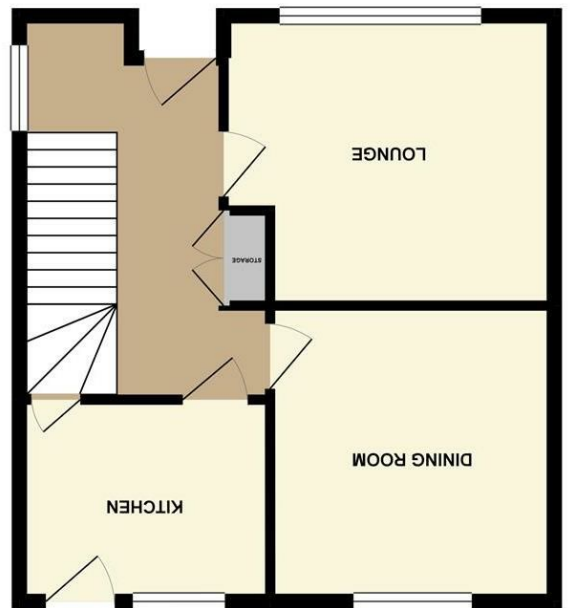
Energy Efficiency Rating	2020/21/EC	England & Wales	2020/21/EC	England & Wales
Very low energy building - better than 100 kWh/m ² /year	A	78	Very low energy building - better than 100 kWh/m ² /year	A
Low energy building - better than 100 kWh/m ² /year	B	78	Low energy building - better than 100 kWh/m ² /year	B
Low energy building - better than 100 kWh/m ² /year	C	58	Low energy building - better than 100 kWh/m ² /year	C
Low energy building - better than 100 kWh/m ² /year	D	58	Low energy building - better than 100 kWh/m ² /year	D
Low energy building - better than 100 kWh/m ² /year	E	58	Low energy building - better than 100 kWh/m ² /year	E
Low energy building - better than 100 kWh/m ² /year	F	58	Low energy building - better than 100 kWh/m ² /year	F
Low energy building - better than 100 kWh/m ² /year	G	58	Low energy building - better than 100 kWh/m ² /year	G

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.

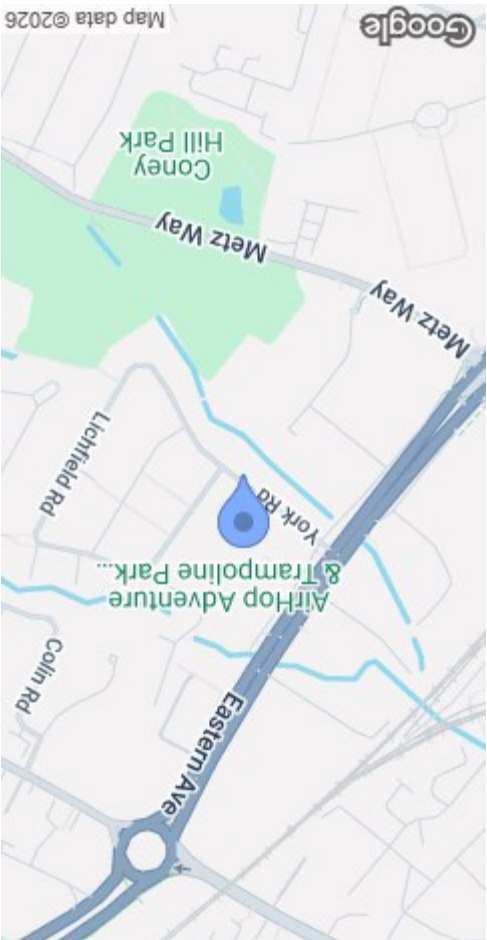
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1ST FLOOR



GROUND FLOOR



26 York Road
Gloucester GL4 3AZ

£165,000

A three bedroom end terrace property in need of renovation in a popular residential location being offered with no onward chain.

The accommodation comprises entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom.

Additional benefits include close to local amenities and a large plot that is in need of landscaping.

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.



Wooden front door leads into:

ENTRANCE HALL
Storage cupboard, power point, single radiator, various doors leading off, stairs leading off, aluminium single glazed window to side elevation.

LOUNGE
12'8" x 11'0" max (3.87m x 3.37m max)
Storage cupboard with shelving, single radiator, power points, aluminium single glazed window to front elevation.

DINING ROOM
11'4" x 11'1" (3.47m x 3.39m)
Telephone point, aluminium single glazed window to rear elevation.

KITCHEN
8'11" x 7'9" (2.74m x 2.38m)
Wood effect kitchen with tiled splashbacks, a range of base and wall mounted units, gas combination boiler (untested), understairs pantry with shelving, stainless steel sink and drainer, double radiator, power points, wooden door with a partially glazed window to rear elevation, aluminium single glazed window to rear elevation.

From the entrance hall stairs lead to the first floor.

LANDING
Access to loft space with ladder, storage cupboard with a shelf, single glazed window to side elevation.

BEDROOM 1
12'8" x 11'0" (3.87m x 3.36m)
Double radiator, power point, aluminium single glazed window to front elevation.

BEDROOM 2
11'5" x 11'2" (3.49m x 3.41m)
Double radiator, power points, aluminium single glazed window to rear elevation.

BEDROOM 3
8'11" x 7'10" (2.73m x 2.40m)
Single radiator, power points, aluminium single glazed window to rear elevation.

BATHROOM
White suite comprising low level w.c., wall mounted wash hand basin, bath with wood effect panelling, single radiator, aluminium single glazed opaque window to front elevation.

OUTSIDE
The gardens are to the front, side and rear and in need of landscaping. There is a brick built outbuilding with a high level wc, aluminium single glazed window and wooden door.

WATER RATES
To be advised.

SERVICES
Mains water, electricity, gas and drainage.

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.

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 Eastern Avenue turn where signposted into York Road and continue along where the property can be found 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).

AGENTS NOTE
The property is being sold as seen.