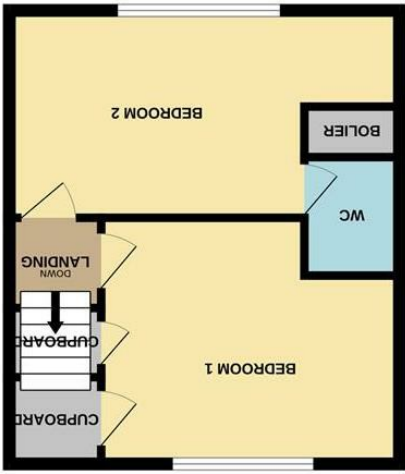
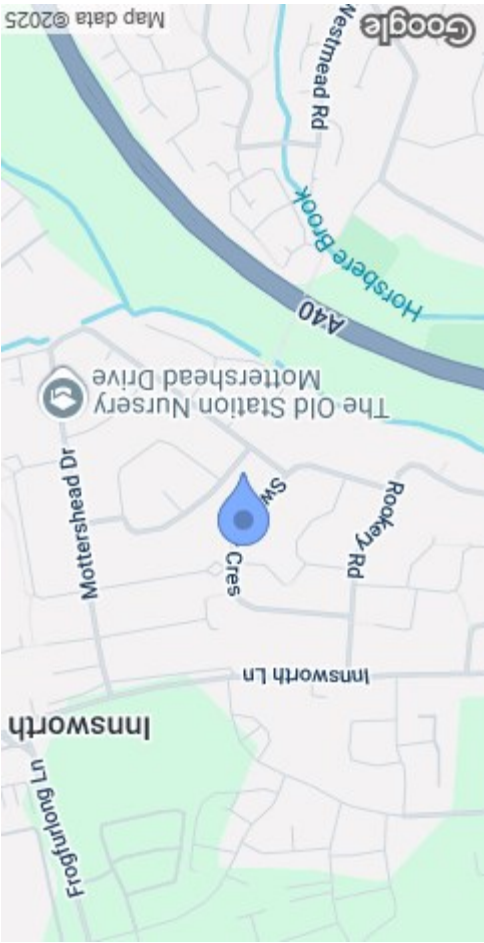


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	77
Minimum	70
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	29-38
G	1-28
Very energy inefficient - high running costs	
Environmental Impact (CO ₂) Rating	
Current	40
Minimum	35
Environmental Impact (CO ₂) Rating Legend	
Very environmentally friendly - lower CO ₂ emissions	
A	1-10
B	11-20
C	21-30
D	31-40
E	41-50
F	51-60
G	61-70
Not environmentally friendly - higher CO ₂ emissions	



10 Shearwater Grove
Innsworth, Gloucester GL3 1DA

£299,950

Extended three bedroom semi detached house with gas fired central heating, a upvc double glazed conservatory, two toilets and lovely well maintained gardens situated in a popular family area close to local amenities.

Accommodation comprises hallway, 16ft lounge, fitted kitchen, upvc double glazed conservatory with French doors onto the garden, study, bedroom three, shower room, bedroom one with built in storage cupboards, bedroom two with its en-suite wc.

Outside at the front of the property you have a lovely garden that is laid to lawn with flower borders and a driveway.

Around to the rear you have a very pleasant enclosed garden that is laid to patio and lawn with flower borders, the former garage and a greenhouse.

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 double glazed side entrance door leads to:
ENTRANCE PORCH
A further partially glazed door leads into:
ENTRANCE HALLWAY
Single radiator, built in storage cupboard, telephone point.

LOUNGE
16'7 x 10'5 max (5.05m x 3.18m max)
Fireplace with a Cotswold stone style surround housing a coal effect electric fire, tv point, single radiator, patio doors into the conservatory, door into:
KITCHEN
10'1 x 7'3 (3.07m x 2.21m)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, electric cooker point, plumbing for automatic washing machine, space for fridge, tiled floor, double radiator, upvc double glazed windows to side and rear elevations, matching door to rear elevation into the:

CONSERVATORY
16' x 6'3 max (4.88m x 1.91m max)
Upvc double glazed construction with a glazed roof, tiled floor, French doors onto the patio.

BEDROOM 3
10' x 8'1 (3.05m x 2.46m)
Single radiator, coved ceiling, upvc double glazed window to front elevation overlooking the garden.

STUDY
12'6 x 9'7 (3.81m x 2.92m)
Radiator, stairs leading off, upvc double glazed window to front elevation overlooking the garden.

SHOWER ROOM
5'8 x 5'5 (1.73m x 1.65m)
Shower enclosure and unit, low level w.c., pedestal wash hand basin, fully tiled walls, airing cupboard with a single radiator and slatted shelving.
From the study stairs lead to the first floor.

LANDING
Doors leading off.
BEDROOM 1
12'6 x 11'2 max (3.81m x 3.40m max)
Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

BEDROOM 2
14'7 x 9'4 max (4.45m x 2.84m max)
Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area, through to:

EN-SUITE WC
4'2 x 3'2 (1.27m x 0.97m)
Low level w.c., pedestal wash hand basin with a tiled splashback, lift off panel giving access to the gas fired combination boiler, upvc double glazed window to side elevation.

OUTSIDE
To the front there is a beautiful garden with a lawn and well stocked flower borders, plants and bushes with fencing surround. Gates lead onto the driveway which leads to the:

FORMER GARAGE
16'1 x 8' (4.90m x 2.44m)
Up and over door to front elevation, power, lighting, windows to side and rear elevations.

To the rear there is a pleasant enclosed garden with a raised patio, lawn, well stocked flower borders, plants, shrubs, bushes, greenhouse, garden shed and the whole is surrounded by panelled fencing.

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: C
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 Church Lane in Longlevens turn where signposted into Innsworth Lane and proceed along here over the bridge taking the third turning right into Motteshead Road then turning where signposted into Shearwater Grove where the property can be located.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

