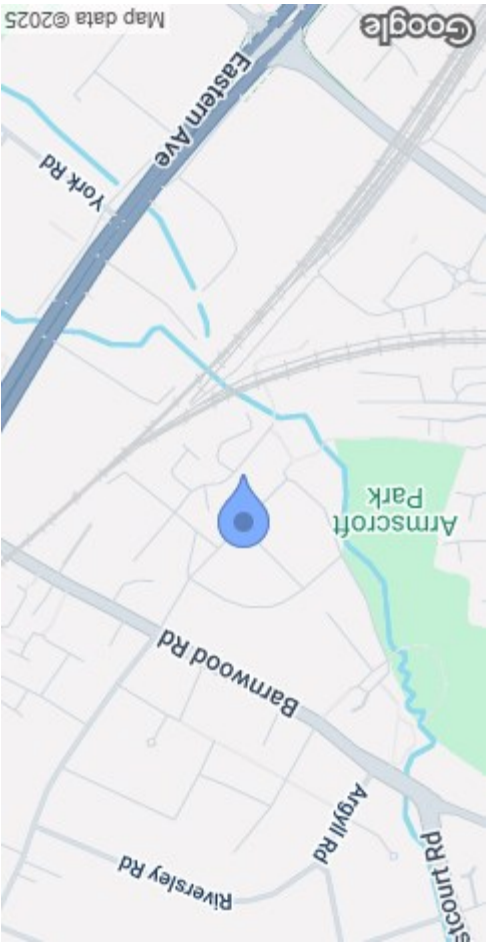
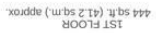


TOTAL FLOOR AREA: 1,353 sq.ft. (125.7 sq.m.) approx.



£390,000

Beautifully presented and extended three bedroom detached family home with a lovely landscaped rear garden that can be enjoyed from the garden room extension, a 19ft fitted kitchen/diner with built in appliances and a single garage situated in a popular convenient family area.

Accommodation comprises hallway with two storage cupboards, cloakroom, lounge with an open fireplace, 19ft fitted kitchen/diner, utility room, garden room, bedroom one with built in wardrobes, bedroom two, bedroom three and the bathroom with a modern white suite.

Outside at the front of the property you have a driveway leading to the single garage and storage shed, a paved pathway leading to the front door and a small garden. Around to the rear there is a lovely landscaped enclosed garden with a paved patio, circular lawn, well stocked flower borders and a summerhouse.

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.



Double glazed front door leads into:

ENTRANCE HALLWAY

Ornate tiled floor, single radiator, built in cloaks cupboard with hanging space and shelving, a further built in storage cupboard with shelving.

CLOAKROOM

5'6 x 2'5 (1.68m x 0.74m)

Low level w.c., wash hand basin with a mixer tap and drawer below, partially tiled walls, ornate tiled floor, radiator, upvc double glazed window to side elevation.

LOUNGE

17'5 x 13'3 (5.31m x 4.04m)

Open fireplace with a tiled surround and a paved hearth, stairs leading off, tv point, double radiator, upvc double glazed window to front elevation overlooking the front garden, through to:

KITCHEN/DINER

19'4 x 9'8 (5.89m x 2.95m)

Base and wall mounted units, laminated worktops, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in four burner gas hob, electric double oven, built in dishwasher, downlighters, vertical radiator, tiled floor, space for table and chairs, upvc double glazed window to rear elevation.

UTILITY ROOM

6'6 x 5'6 (1.98m x 1.68m)

Plumbing for automatic washing machine, downlighters, upvc double glazed door and window to side elevation.

GARDEN ROOM

11'5 x 11' (3.48m x 3.35m)

Upvc double glazed construction, French doors to side elevation, tiled floor, downlighters, three Velux roof lights.

From the lounge stairs lead to the first floor.

LANDING

Access to loft space, single radiator, walk in storage cupboard.

BEDROOM 1

13' x 10' plus the wardrobe recess (3.96m x 3.05m plus the wardrobe recess)

Built in wardrobes, single radiator, upvc double glazed window overlooking the rear garden and surrounding area.

BEDROOM 2

11'4 x 8'4 max (3.45m x 2.54m max)

Laminate flooring, single radiator, upvc double glazed window to front elevation.

BEDROOM 3

11'4 x 7'5 (3.45m x 2.26m)

Single radiator, upvc double glazed window to front elevation.

BATHROOM

7'7 x 5'8 (2.31m x 1.73m)

White suite comprising shower bath with a shower unit over, low level w.c., wash hand basin with a mixer tap, worksurface and cupboards below, fully tiled walls, upvc double glazed window to side elevation.

OUTSIDE

To the front of the property there is a driveway leading to a:

SINGLE GARAGE

Up and over door to front elevation.

To the side of the garage there is a bin store/shed with power, lighting, door to front elevation and a upvc double glazed window to side elevation.

There is access around both sides of the property with raised flower borders, plants, bushes and trees to the rear garden where there is a paved patio, raised flower borders, plants, shrubs and bushes. Steps then lead to the rest of the landscaped rear garden which has a circular lawn, shale surround, raised flower borders, plants, shrubs, bushes, a pond and a summerhouse.

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: D
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 St Barnabas church proceed along Finlay Road into Eastern Avenue and proceed along here turning left at the traffic lights into Barnwood Road. Proceed under the railway bridge turning left into Armscroft Place then left again into Armscroft Road. Proceed along here turning right into Blinkhorns Bridge Lane 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).