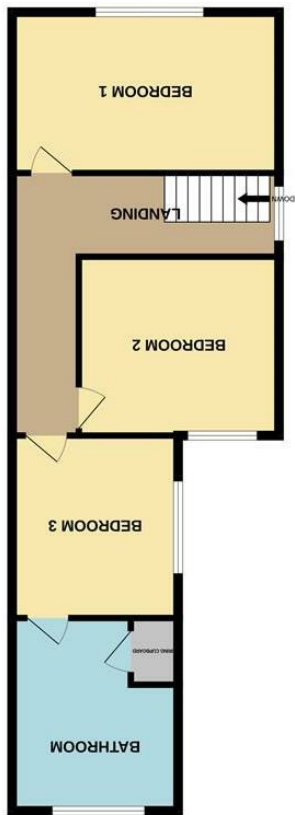


MISREPRESENTATION DISCLAIMER

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.

Country	Energy Efficiency Rating	CO ₂ Emissions	Environmental Impact (CO ₂) Rating
England & Wales	Very Energy Efficient: 100-120 kWh/m²/year (A) Low Energy Efficient: 80-100 kWh/m²/year (B) Medium Energy Efficient: 60-80 kWh/m²/year (C) High Energy Efficient: 40-60 kWh/m²/year (D) Low Energy Efficient: 20-40 kWh/m²/year (E) Medium Energy Efficient: 10-20 kWh/m²/year (F) High Energy Efficient: 0-10 kWh/m²/year (G)	Very Low CO₂ Emissions: 0-10 tonnes/year (A) Low CO₂ Emissions: 10-20 tonnes/year (B) Medium CO₂ Emissions: 20-30 tonnes/year (C) High CO₂ Emissions: 30-40 tonnes/year (D) Very High CO₂ Emissions: 40-50 tonnes/year (E) Extremely High CO₂ Emissions: 50-60 tonnes/year (F) Extremely High CO₂ Emissions: 60-70 tonnes/year (G)	Very Low CO₂ Emissions: 0-10 tonnes/year (A) Low CO₂ Emissions: 10-20 tonnes/year (B) Medium CO₂ Emissions: 20-30 tonnes/year (C) High CO₂ Emissions: 30-40 tonnes/year (D) Very High CO₂ Emissions: 40-50 tonnes/year (E) Extremely High CO₂ Emissions: 50-60 tonnes/year (F) Extremely High CO₂ Emissions: 60-70 tonnes/year (G)

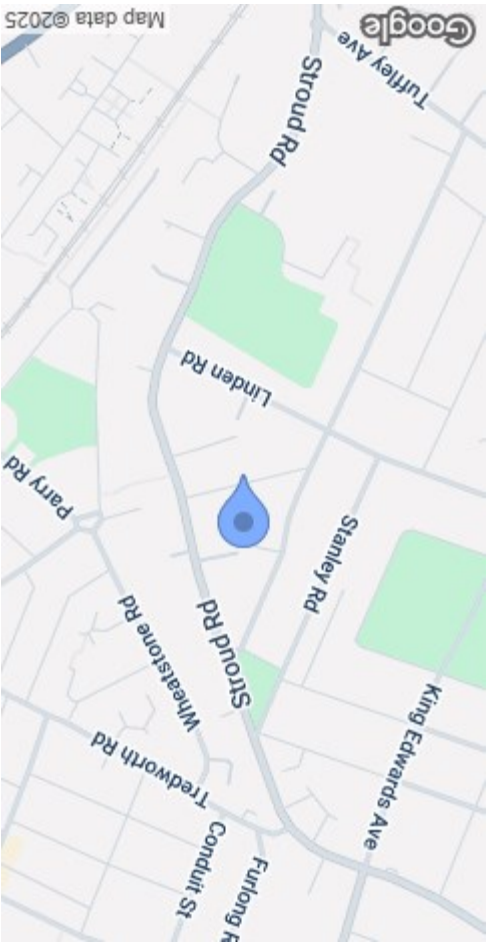
Whilst every attempt has been made to ensure the accuracy of the Boofplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-translation. This plan is for illustrative purposes only and should be used 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.



1ST FLOOR



GROUND FLOOR



15 Tweenbrook Avenue
Linden, Gloucester GL1 5JY

£250,000

Three bedroom semi detached spacious and versatile home in need of updating and having great potential and is offered with no onward chain.

The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room, rear lobby and cloakroom. Whilst to the first floor two double bedrooms, a single walk through bedroom which leads to the bathroom.

Additional benefits include upvc double glazing, gas fired central heating, garden measuring 95ft and having a detached garage at the rear.

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 door with a glass insert leads into:

ENTRANCE HALL

Radiator, various doors leading off, stairs giving access to the first floor with cupboard under, window to side aspect.

LOUNGE

11'3" x 10'8" (3.43m x 3.26m)

Radiator, power points, cupboard housing the electric and gas meters, upvc double glazed bay window to front aspect.

DINING ROOM

14'2" x 10'8" (4.32m x 3.27m)

Ornate fireplace with a brick surround and tiled hearth housing a gas coal effect fire, radiator, power points, upvc double glazed window overlooking the rear garden and a further window to side aspect.

KITCHEN/BREAKFAST ROOM

16'6" x 8'3" (5.05m x 2.53m)

Base units, space and plumbing for washing machine, roll edge worksurface, tiled splashback, stainless steel sink unit with a mixer tap over, space for gas cooker, breakfast bar, radiator, two upvc double glazed windows to side aspect, wooden door into:

WOODEN PORCH

Door out to the garden.

INNER LOBBY FROM THE KITCHEN

Leading through to:

REAR LOBBY

Door into:

CLOAKROOM

Low level w.c., wooden opaque window to side aspect.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access to roof space.

MASTER BEDROOM

14'3" x 11'2" (4.36m x 3.41m)

Radiator, power points, upvc double glazed window to front aspect.

BEDROOM 2

11'0" x 10'9" (3.36m x 3.29m)

Radiator, power points, upvc double glazed window overlooking the rear garden.

BEDROOM 3

9'1" x 8'6" (2.77m x 2.60m)

Radiator, power points, upvc double glazed window to side aspect, through to:

BATHROOM

White suite comprising bath, low level w.c., pedestal wash hand basin, tiled splashbacks, radiator, airing cupboard housing the Worcester gas combination boiler, upvc opaque window to rear aspect.

OUTSIDE

To the front there is an enclosed garden having a brick retaining wall, two black iron gates and a hardstanding.

Gated side access leads into the garden at the rear which has a small patio and is primarily laid to lawn having trees, shrubs, bushes, timber store shed, greenhouse and rear access off Stroud Road where there are double gates and a detached garage. The garden is enclosed by a combination of timber panel fences.

To access the detached garage turn into the lane off Stroud Road next to San Remo flats where it is located on the right hand side.

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: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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 St Barnabas roundabout proceed along Stroud Road towards the city centre and continue across the mini roundabout and take the second turning left after Ribston Hall High School into Tweenbrook Avenue 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.