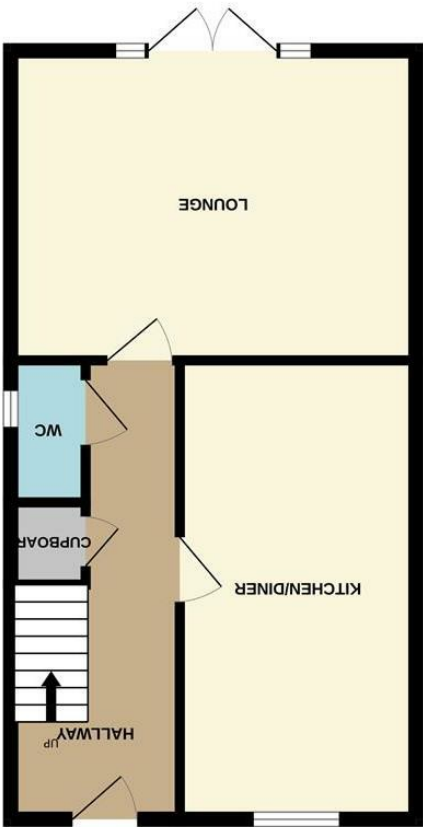
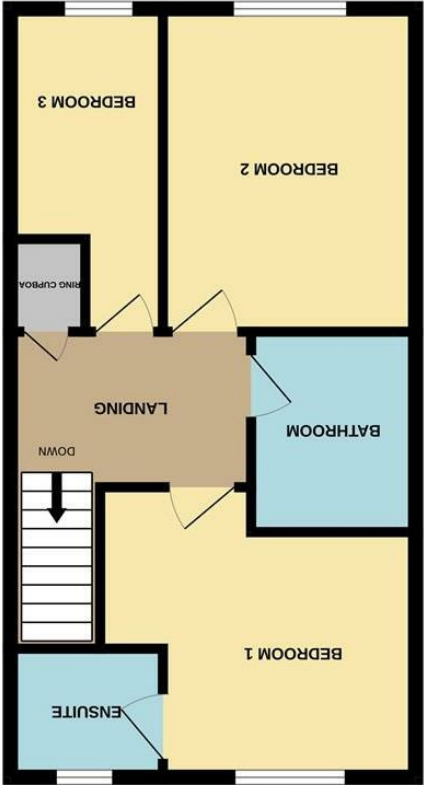
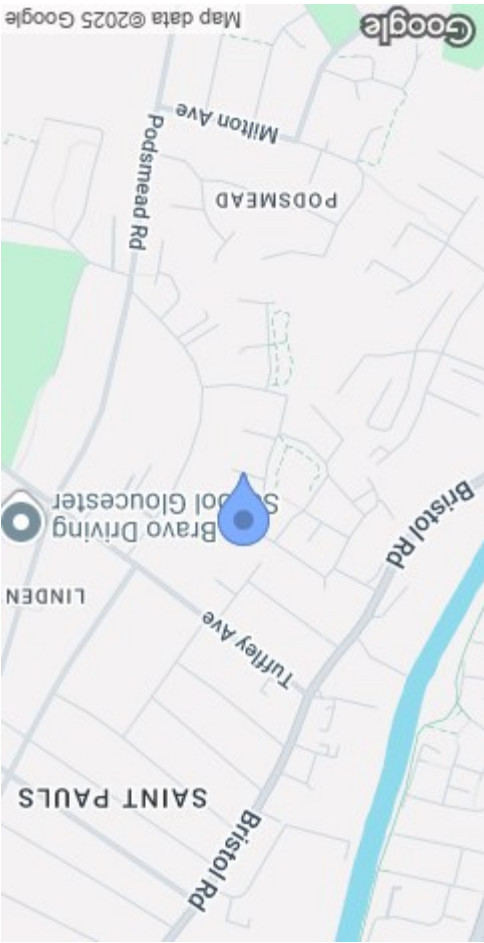
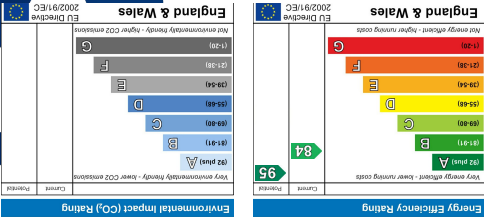


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



60 Manu Marble Way
Gloucester GL1 5QZ

£295,000

Desirable five year old well presented three bedroom end terraced house with an en-suite shower room, a 17ft fitted kitchen/diner, off road parking for two vehicles and a low maintenance landscaped rear garden situated within a small cul-de-sac.

Accommodation comprises 17ft hallway, wc, 17ft Fitted kitchen/diner, 15ft lounge with French doors onto the garden, bedroom one with its en-suite shower room, bedroom two, bedroom three and the bathroom with a white suite.

Outside of the property you have a tarmacadam driveway providing off road parking for two vehicles and a landscaped enclosed rear garden with two patios, astroturf and a useful storage shed.

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.



Double glazed front door leads into:

ENTRANCE HALLWAY

17'9 x 6'6 max (5.41m x 1.98m max)

Laminate flooring, single radiator, stairs leading off with storage cupboard under.

WC

Low level w.c., corner wash hand basin with a mixer tap and tiled splashback, single radiator, laminate flooring, extractor fan, upvc double glazed window to side elevation.

KITCHEN/DINER

17'9 x 8'8 (5.41m x 2.64m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, space for fridge/freezer, extractor fan, space for table and chairs, single radiator, upvc double glazed window to front elevation.

LOUNGE

15'7 x 11'9 (4.75m x 3.58m)

Media wall, tv point, two single radiators, upvc double glazed French doors onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, cupboard with a hot water cylinder and slatted shelving.

BEDROOM 1

14'1 x 9'3 max (4.29m x 2.82m max)

Single radiator, tv point, upvc double glazed window to front elevation, through to:

EN-SUITE SHOWER ROOM

5'3 x 5' (1.60m x 1.52m)

Corner shower cubicle and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, heated towel rail, laminate flooring, upvc double glazed window to front elevation.

BEDROOM 2

12' x 9'1 (3.66m x 2.77m)

Single radiator, tv point, upvc double glazed window to rear elevation overlooking the garden and surrounding area.

BEDROOM 3

11'9 x 6'3 max (3.58m x 1.91m max)

Single radiator, upvc double glazed window to rear elevation.

BATHROOM

6'6 x 5'5 (1.98m x 1.65m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, heated towel rail, shaver point, extractor fan.

OUTSIDE

To the front there is a tarmacadam driveway providing off road parking for two vehicles and a paved pathway leading to the front door.

A personal access gate at the side leads through to the landscaped rear garden with two paved patios, astroturf and a wooden built garden shed. The whole is enclosed 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
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 the Podsmead Road proceed towards the city centre turning left where signposted into Tuffley Crescent then take the second left hand turning where signposted into Manu Marble Way and proceed along bearing right where the property can be located on the left 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).

AWAITING VENDOR APPROVAL

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

