

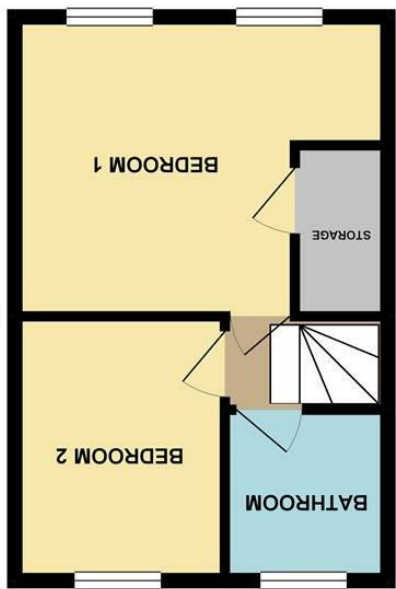
MISREPRESENTATION DISCLAIMER

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.

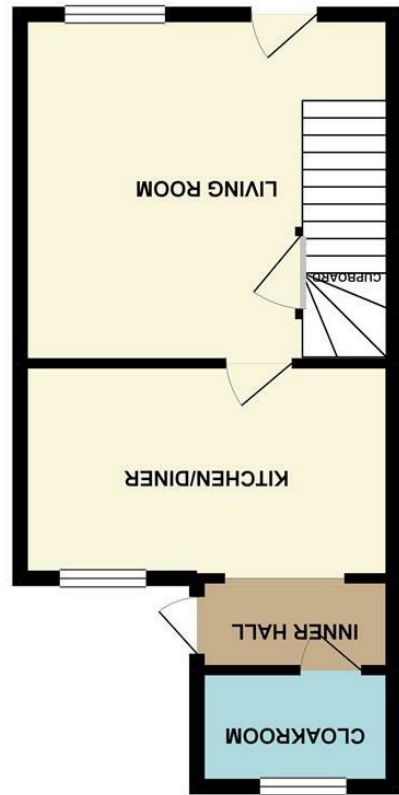
Energy Efficiency Rating	2020/21/EC	England & Wales	2020/21/EC	England & Wales
Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)
Energy Efficient (A)	89-91	Energy Efficient (A)	89-91	Energy Efficient (A)
Decent (B)	86-88	Decent (B)	86-88	Decent (B)
Decent (C)	83-85	Decent (C)	83-85	Decent (C)
Decent (D)	80-82	Decent (D)	80-82	Decent (D)
Decent (E)	77-79	Decent (E)	77-79	Decent (E)
Decent (F)	74-76	Decent (F)	74-76	Decent (F)
Decent (G)	71-73	Decent (G)	71-73	Decent (G)
Below Minimum Standard (Below G)	Below 70	Below Minimum Standard (Below G)	Below 70	Below Minimum Standard (Below G)

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

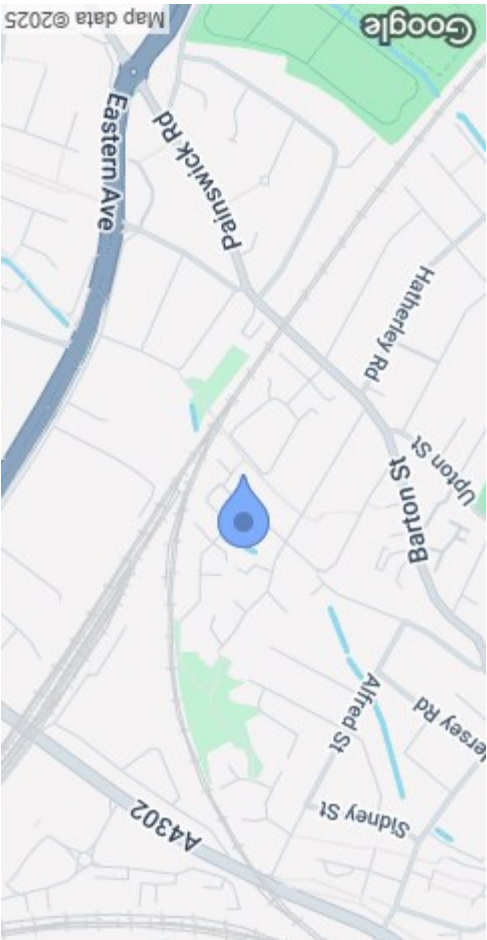
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1ST FLOOR



GROUND FLOOR



**22 Ince Castle Way
Gloucester GL1 4DT**

£210,000

Two bedroom mid terraced property with a single garage offered with no onward chain and situated within close proximity of the city centre and transport links.

The accommodation comprises living room, kitchen/diner, inner hall, cloakroom. Whilst to the first floor two bedrooms and bathroom.

Additional benefits include upvc double glazing, gas central heating (untested), single garage, off road parking and an enclosed rear garden.

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.



CANOPY PORCH

Upvc partially glazed door leads into:

LIVING ROOM

14'2" x 13'3" max (4.33m x 4.05m max)

Stairs leading off with storage cupboard under, power points, tv point, double radiator, single radiator, upvc double glazed window to front elevation, through to:

KITCHEN/DINER

14'4" x 8'2" (4.37m x 2.49m)

A range of base, drawer and wall mounted units, roll edge worksurfaces, moulded sink and drainer unit with a mixer tap, tiled splashbacks, single radiator, power points, undercounter space for a fridge and a freezer, upvc double glazed window to rear elevation, opening through to:

INNER HALL

Upvc double glazed door leading out onto the garden.

CLOAKROOM

White suite comprising low level w.c., vanity wash hand basin, singe radiator, upvc double glazed opaque window to rear elevation.

From the living room stairs lead to the first floor.

LANDING

Doors leading off.

BEDROOM 1

14'2" x 11'5" (4.34m x 3.50m)

Overstairs storage cupboard, power points, single radiator, two upvc double glazed windows to front elevation.

BEDROOM 2

10'0" x 7'11" (3.07m x 2.43m)

Access to loft space, single radiator, power points, upvc double glazed window to rear elevation.

BATHROOM

White suite comprising bath with shower over, low level w.c., vanity wash hand basin, tiled splashbacks, shaver point, single radiator, upvc double glazed opaque window to rear elevation.

OUTSIDE

To the front there is a small lawned area and a paved pathway leading to the front door.

The enclosed rear garden has a lawned area and access to a:

SINGLE GARAGE

Situated below a coachhouse with an up and over door to front elevation and a parking space in front.

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.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
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 Painswick Road roundabout take Painswick Road towards the city centre and proceed along into Barton Street. Go underneath the bridge and then turn right where signposted into Hatfield Road and proceed to the end and turn right into India Road then right into Ince Castle Way where parking can be found under a coachhouse 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).