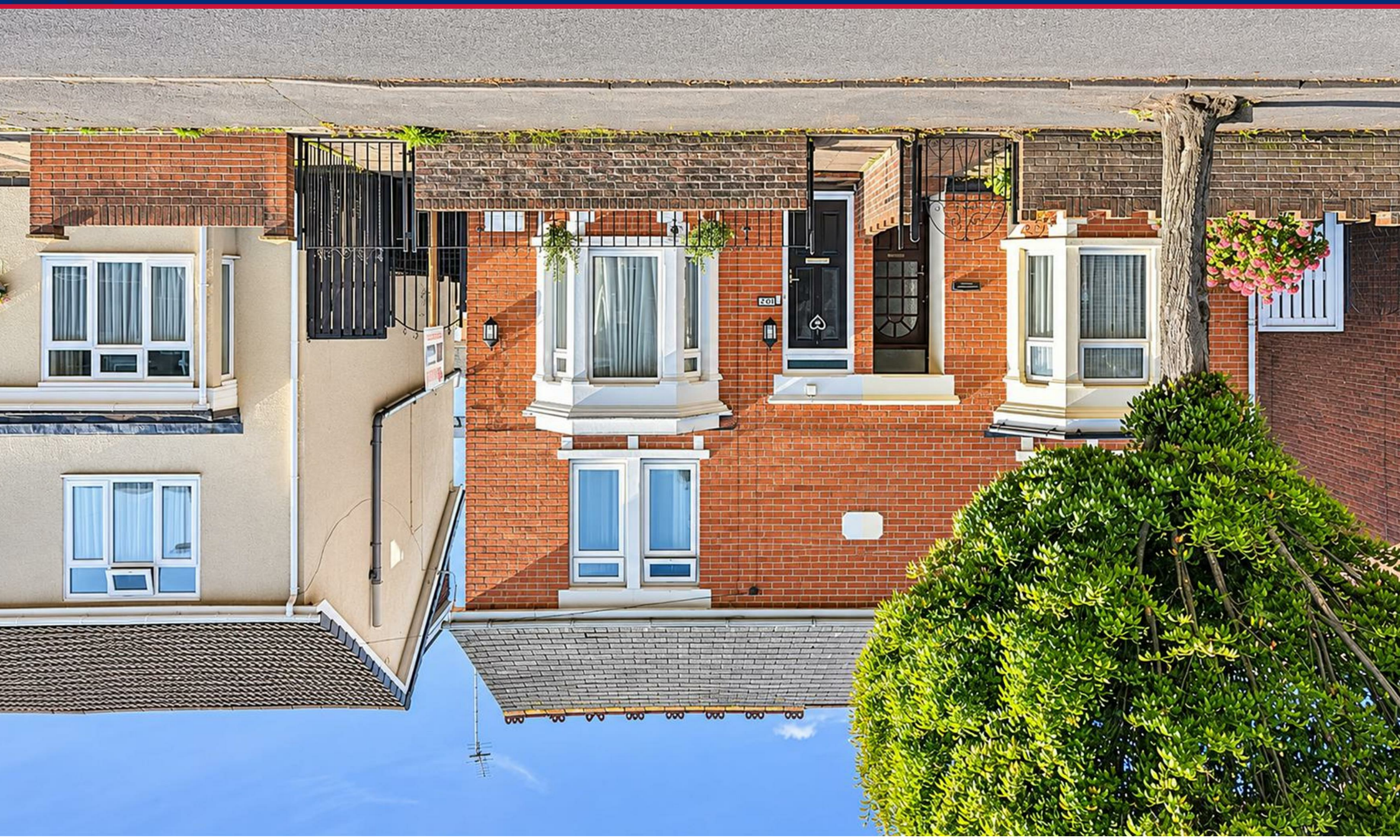
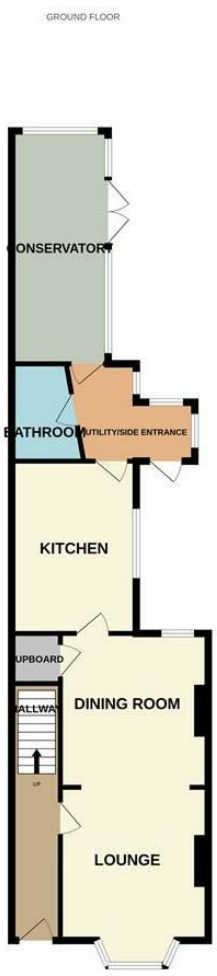
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Gloucester GL1 5HR

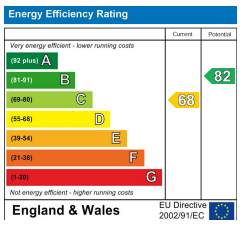
STEVE GOOCH
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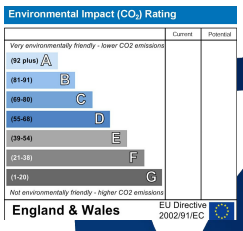












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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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.

Offers Over £260,000

Spacious extended three bedroom bay fronted semi detached house with character features, a lovely enclosed rear garden, gas fired central heating, upvc double glazing, a downstairs bathroom and an upstairs shower room situated conveniently on Seymour Road.

Accommodation comprises hallway, lounge with a bay window, dining room with exposed floorboards, fitted kitchen, utility/side entrance porch, bathroom, conservatory, bedroom one with fitted wardrobes, bedroom two, bedroom three and the shower room.

Outside of the property you have a small paved front garden and a lovely enclosed rear garden with a patio, lawn, flower borders and a 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.

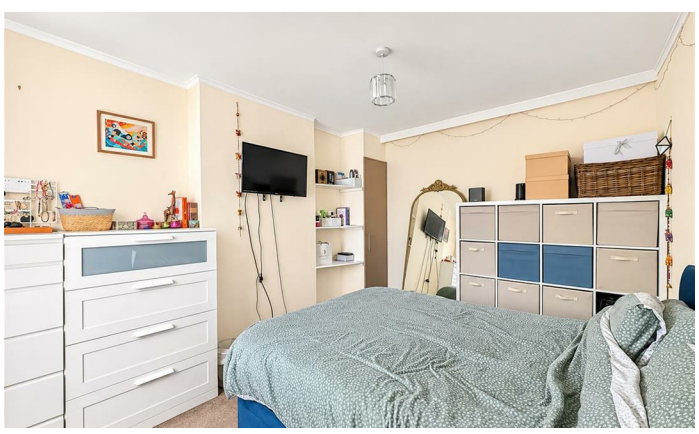














Double glazed front door leads into:

ENTRANCE HALLWAY
Original ornate tiled floor, single radiator, stairs leading off.

LOUNGE
12' x 11'8 max (3.66m x 3.56m max)
Exposed floorboards, ceiling cornice, tv point, upvc double glazed bay window to front elevation opening into:

DINING ROOM
12'1 x 12' max (3.68m x 3.66m max)
Open fireplace with a tiled and wooden surround and a tiled hearth, exposed floorboards, single radiator, coved ceiling, built in storage cupboard, an understairs storage cupboard with coats hanging space, upvc double glazed window to rear elevation.

KITCHEN
13'3 x 9'6 (4.04m x 2.90m)
Base and wall mounted units, laminated worktops, single drainer one and a half bowl stainless steel sink unit with a mixer tap, extractor hood, plumbing for a dishwasher, space for a fridge/freezer, double radiator, exposed floorboards, downlighters, upvc double glazed window to side elevation.

UTILITY ROOM/SIDE ENTRANCE PORCH
7'4 x 7'2 max (2.24m x 2.18m max)
Plumbing for automatic washing machine, upvc double glazed windows to side and rear elevations, matching door to front elevation.

BATHROOM
7'2 x 6'2 max (2.18m x 1.88m max)
White suite comprising panelled bath with a mixer tap and showerhead attachment, low level level w.c., pedestal wash hand basin with a mixer tap, fully tiled walls, chrome heated towel rail, tiled floor.

CONSERVATORY
18'8 x 7'4 (5.69m x 2.24m)
Brick and upvc construction with a polycarbonate roof, French doors to side elevation, wall lights.

From the entrance hallway stairs lead to the first floor.

LANDING
Single radiator, built in storage cupboard, access to the partially boarded loft space with lighting via a pull down ladder.

BEDROOM 1
13'8 x 10'2 max (4.17m x 3.10m max)
Built in wardrobe, single radiator, picture rail, upvc double glazed windows to front elevation.

BEDROOM 2
12'1 x 9'8 max (3.68m x 2.95m max)
Single radiator, cupboard housing the gas fired combination boiler, upvc double glazed window to rear elevation overlooking the garden.

BEDROOM 3
10'1 x 9'6 max (3.07m x 2.90m max)
Double radiator, upvc double glazed window to rear elevation overlooking the rear garden.

SHOWER ROOM
6'2 x 5' (1.88m x 1.52m)
Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, tiled floor, fully tiled walls, chrome heated towel rail, shaver point, upvc double glazed window to side elevation.

OUTSIDE
To the front of the property there is a paved garden with brick walling and railings surround. To the side there is a further personal access gate which gives access to the rear where there is a lovely enclosed garden with a large paved patio with flower borders, plants and bushes. The rest of the garden is laid to lawn with a wooden built storage shed with power.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

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.

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 down Stroud Road towards Gloucester City Centre and at the roundabout turn left into Tuffley Avenue then right where signposted into Seymour Road where the property can be found.

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