

**England & Wales**

CO<sub>2</sub> emissions (million tonnes)

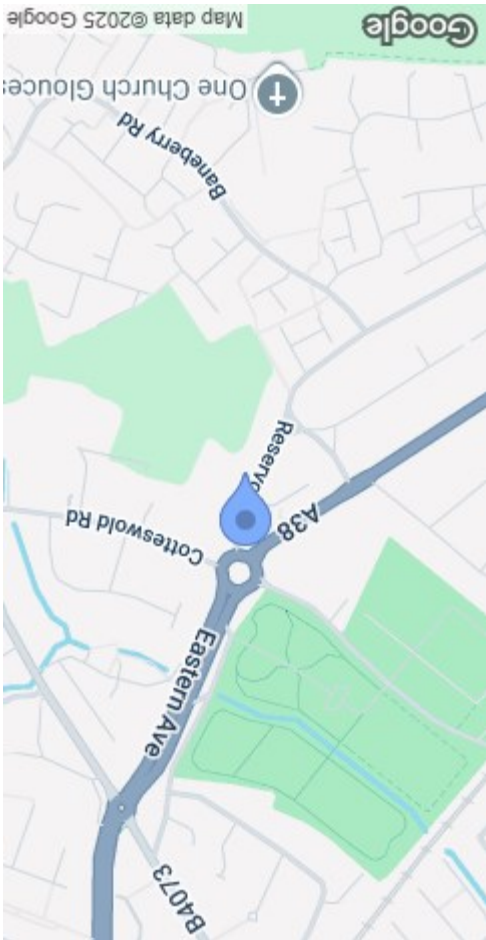
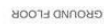
Year	CO <sub>2</sub> emissions (million tonnes)
2002/03	127,281
2009/10	105,881

**England & Wales**

Energy Efficiency Rating

Year	Energy Efficiency Rating
2002/03	G
2009/10	A

operability or efficiency can be great.  
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£289,000

Edwardian three bedroom semi detached house with a plot of a fifth of an acre, a two year old fitted kitchen with built in appliances, gas fired central heating, upvc double glazing and off road parking situated in a popular convenient location.

Accommodation comprises hallway, lounge with a bay window, dining room with a door onto the garden, fitted kitchen, utility room, bedroom one with a bay window, bedroom two, bedroom three and the bathroom.

Outside at the front of the property you have a block paved driveway and around to the rear an extremely large enclosed garden that is mainly laid to lawn with bushes. trees, raised beds and a 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**

Coved ceiling.

**LOUNGE**

13'4 x 10'2 max (4.06m x 3.10m max)

Two double radiators, tv point, coved ceiling, upvc double glazed bay window to front elevation with fitted shutters, opening into:

**DINING ROOM**

13'8 x 11'9 max (4.17m x 3.58m max)

Former open fireplace, stairs leading off, upvc double glazed door to rear elevation onto the garden.

**KITCHEN**

15'1 x 7'7 (4.60m x 2.31m)

Fitted in 2023 comprising a range of base and wall mounted units, quartz worktops, single bowl sink unit with a mixer tap, built in electric oven, microwave combination, five burner gas hob and extractor hood, built in fridge/freezer, built in dishwasher and washing machine, built in wine fridge, vertical radiator, tiled floor, downlighters, upvc double glazed window and matching door to side elevation.

**UTILITY ROOM**

7'7 x 5'5 max (2.31m x 1.65m max)

Worcester wall mounted gas fired combination boiler, tiled floor, cloaks hanging space, upvc double glazed windows to rear and side elevations.

From the dining room stairs lead to the first floor.

**LANDING**

Access to a boarded loft space with lighting via a pull down ladder.

**BEDROOM 1**

13'9 x 13'5 max (4.19m x 4.09m max)

Wardrobe recess, single radiator, upvc double glazed bay window to front elevation with an electric blind.

**BEDROOM 2**

12' x 8'7 max (3.66m x 2.62m max)

Single radiator, upvc double glazed window to rear elevation overlooking the garden.

**BEDROOM 3**

8'6 x 7'8 (2.59m x 2.34m )

Single radiator, upvc double glazed window to rear elevation overlooking the garden.

**BATHROOM**

6' x 5' (1.83m x 1.52m)

Coloured suite comprising corner bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, extractor fan, downlighters, single radiator, upvc double glazed window to side elevation.

**OUTSIDE**

To the front there is a block paved driveway providing off road parking.

To the side there is a wooden built gate leading onto the extremely large double width enclosed rear garden which is partially laid to lawn with plants, bushes, trees, raised beds and a shed.

**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 into Reservoir Road and proceed along here 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).