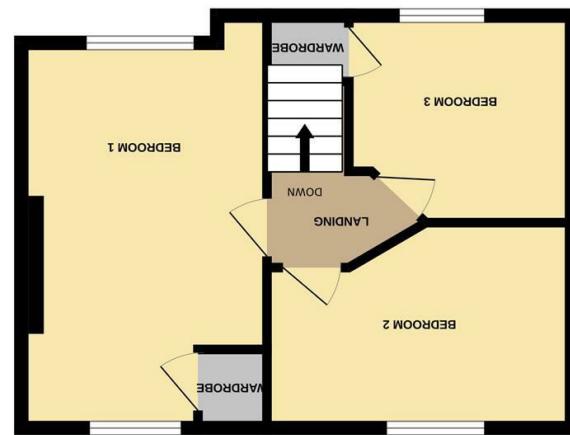
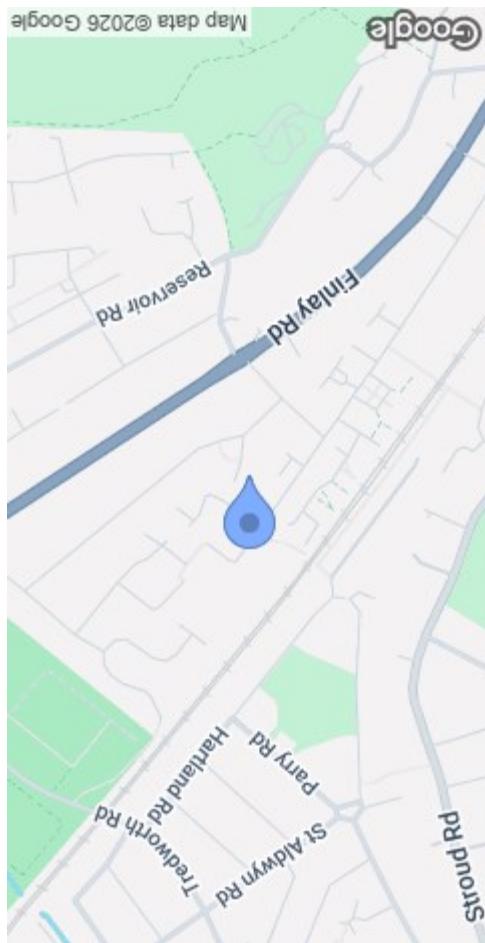
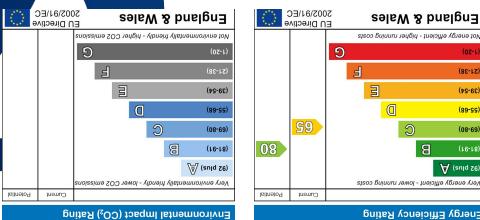
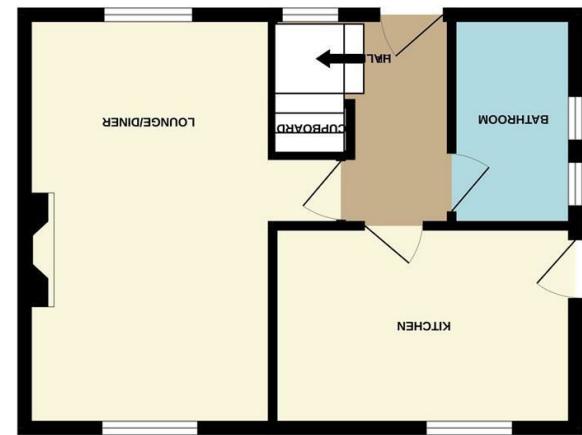


All reasonable steps have been taken within the preparation of these particulars to complete accuracy but cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements 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.

## MISREPRESENTATION DISCLAIMER



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.



GROUND FLOOR: 376 sq.ft. (34.9 sq.m.) approx.

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 inaccuracy. The services, appliances and fittings shown have not been tested and no guarantee is given for their condition. The plan is for illustrative purposes only and should be used as such. It is the responsibility of the purchaser to satisfy themselves as to the suitability of the property for their own personal needs.

Made with Metrox ©2025  
01452 505566  
www.stevegooch.co.uk  
gloucester@stevegooch.co.uk



76 Avening Road  
Gloucester GL4 6UJ

SG | STEVE GOOCH  
ESTATE AGENTS | EST 1985

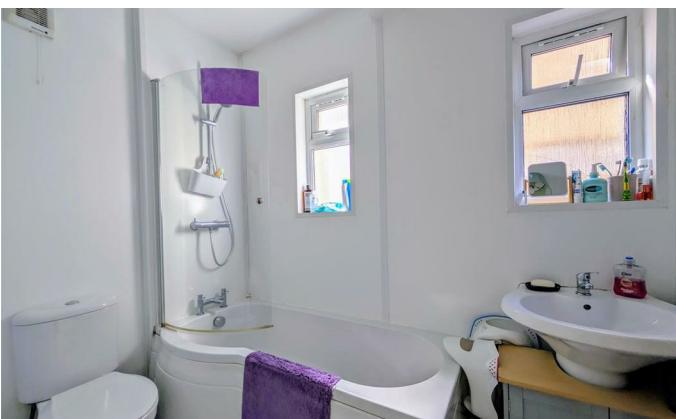
# Offers Over £225,000

Three double bedroom semi detached family home with a 60ft rear garden, off road parking, a re-fitted kitchen, upvc double glazing and gas fired central heating situated in a popular convenient location on a level plot.

Accommodation comprises hallway, lounge/diner, re-fitted kitchen, bathroom with a white suite, bedroom one with a built in wardrobe, bedroom two, bedroom three with a built in storage cupboard.

Outside of the property you have a driveway providing off road parking and a generous 60ft enclosed rear garden that is mainly laid to lawn with a useful storage shed.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. 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.



Partially glazed front door leads into:

## ENTRANCE HALLWAY

Single radiator, stairs leading off with cupboard beneath.

## LOUNGE/DINER

16'5 x 10' max (5.00m x 3.05m max)

Two single radiators, ceiling beams, upvc double glazed window to front elevation, matching window to rear elevation overlooking the rear garden.

## KITCHEN

12'2 x 8'5 (3.71m x 2.57m)

Re-fitted kitchen with base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, electric cooker point, plumbing for a dishwasher and automatic washing machine, cupboard housing the gas fired combination boiler, single radiator, upvc double glazed door to side elevation, matching window to rear elevation overlooking the rear garden.

## BATHROOM

8'6 x 5' (2.59m x 1.52m)

Modern white suite comprising panelled shower bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, shaver point, extractor fan, two upvc double glazed windows to side elevation.

From the entrance hallway stairs lead to the first floor.

## LANDING

Various doors leading off.

## BEDROOM 1

16'6 x 10' max (5.03m x 3.05m max)

Built in wardrobe, two single radiators, access to loft space, upvc double glazed window to front elevation, matching window to rear elevation overlooking the rear garden and surrounding area.

## BEDROOM 2

12'3 x 8'4 max (3.73m x 2.54m max)

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

## BEDROOM 3

9' x 8'6 max (2.74m x 2.59m max)

Built in storage cupboard, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

## OUTSIDE

To the front there is a garden which is laid to lawn with gates leading to a concreted driveway providing off road parking.

To the side there is gated access which leads around to the rear garden measuring 60ft in length which is mainly laid to lawn with a patio. There is also a:

## GARDEN SHED

15'8 x 7'8 (4.78m x 2.34m)

Door to side elevation and lighting.

## 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: A

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 Finlay Road turn where signposted into Selwyn Road turning where signposted into Sapperton Road then left into Avening Road 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).