192 Catton Road
Gloucester GL1 5ER

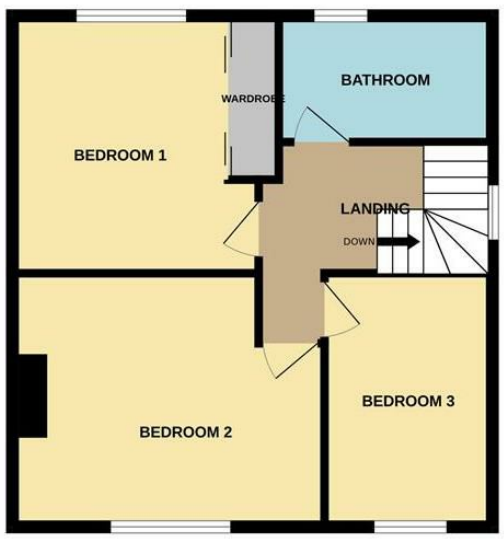
STEVE GOOCH
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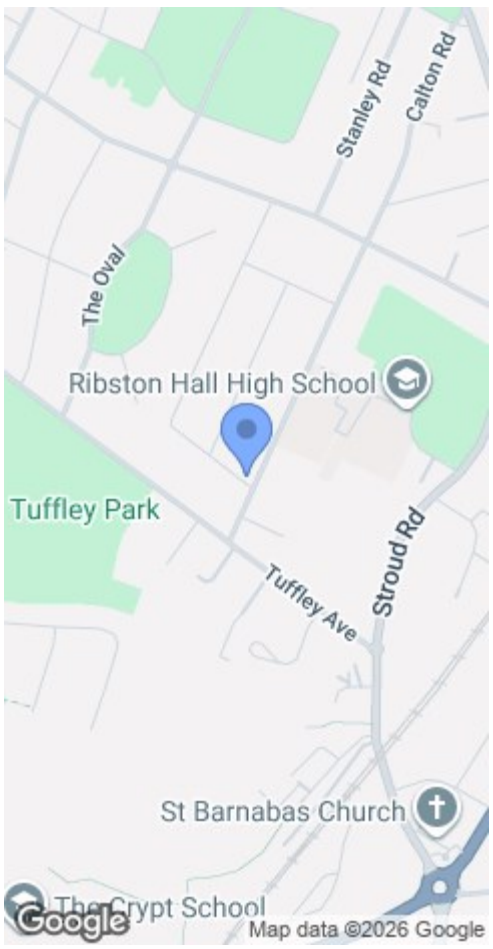


GROUND FLOOR

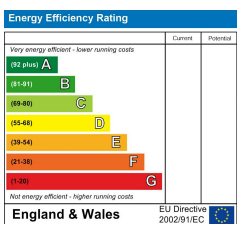


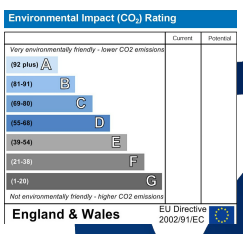
1ST FLOOR





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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Offers Over £300,000

SPACIOUS THREE/FOUR BEDROOM SEMI DETACHED PERIOD PROPERTY with a DOWNSTAIRS CLOAKROOM, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, OFF ROAD PARKING and a PLEASANT ENCLOSED REAR GARDEN situated in a popular family location.

Accommodation comprises hallway, DINING ROOM, LOUNGE with a BAY WINDOW, FITTED KITCHEN, CONSERVATORY, STUDY/BEDROOM FOUR, cloakroom, bedroom one, bedroom two, bedroom three and the bathroom with a white suite.

Outside of the property you have a TARMACADAM DRIVEWAY and a PLEASANT ENCLOSED REAR GARDEN with a patio and lawn.

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.















Upvc double glazed front door leads into:

ENTRANCE HALLWAY
Laminate flooring, cloaks hanging space, single radiator, stairs leading off with storage cupboard under.

DINING ROOM
14'2 x 11'8 max (4.32m x 3.56m max)
Fireplace with an exposed brick chimney breast housing a gas fired stove, exposed floorboards, single radiator, picture rail, built in storage cupboards, double doors into:

LOUNGE
13'8 x 11' max (4.17m x 3.35m max)
Exposed floorboards, picture rail, double radiator, upvc double glazed bay window to front elevation.

KITCHEN
12' x 7'8 max (3.66m x 2.34m max)
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 double oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, tiled floor, space for fridge/freezer, coved ceiling, upvc double glazed windows to side and rear elevations.

CONSERVATORY
14'5 x 10'3 max (4.39m x 3.12m max)
Brick and upvc double glazed construction, single radiator, tiled floor, upvc double glazed French doors to rear elevation.

STUDY/BEDROOM 4
9'9 x 8' (2.97m x 2.44m)
Single radiator, coved ceiling, upvc double glazed window to front elevation.

CLOAKROOM
6'6 x 2'7 (1.98m x 0.79m)
Low level w.c., wash hand basin with a tiled splashback, single radiator, window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, upvc double glazed window to side elevation.

BEDROOM 1
12'1 x 9'5 max (3.68m x 2.87m max)
Former open fireplace with a cast iron surround, built in wardrobe, single radiator, picture rail, upvc double glazed window to front elevation.

BEDROOM 2
12'7 x 11'8 max (3.84m x 3.56m max)
Single radiator, picture rail, upvc double glazed window to rear elevation overlooking the surrounding area.

BEDROOM 3
11'9 x 7'9 (3.58m x 2.36m)
Double radiator, upvc double glazed window to rear elevation.

BATHROOM
6'1 x 6' (1.85m x 1.83m)
White suite comprising panelled bath with a shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, heated towel rail, upvc double glazed window to front elevation.

OUTSIDE
At the front there is tarmacadam driveway providing off road parking and a front garden which is laid to astroturf with a hedgerow surround.

To the rear there is a pleasant enclosed garden mainly laid to lawn with a paved patio and a personal access gate at the side. All is surrounded by panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

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.

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 St Barnabas roundabout proceed down Stroud Road towards the city centre taking the 2nd left hand turning into Tuffley Avenue then right where signposted into Calton Road where the property can be found 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).