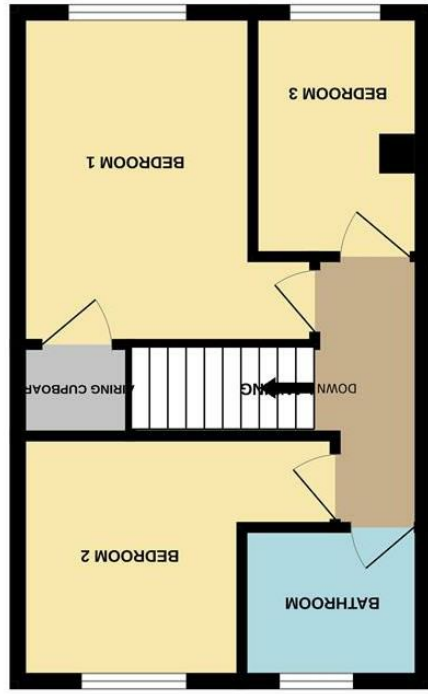
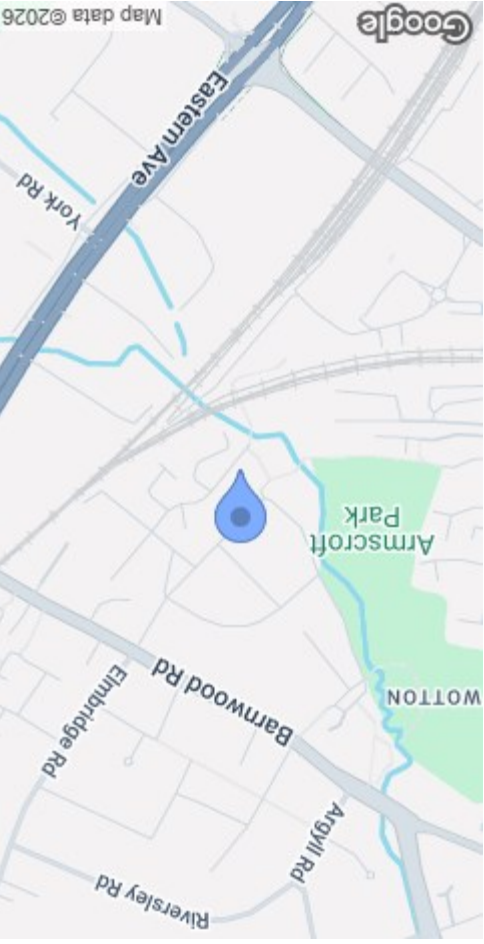




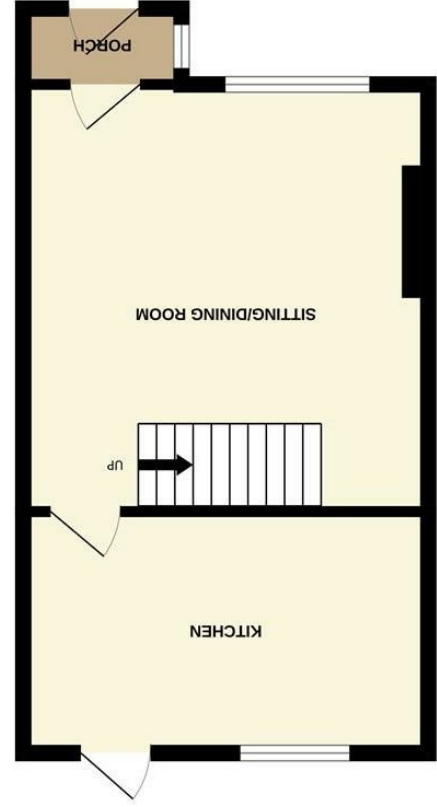
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² per year</td></tr> <tr><td>B</td><td>47-55 kWh/m² per year</td></tr> <tr><td>C</td><td>55-63 kWh/m² per year</td></tr> <tr><td>D</td><td>63-75 kWh/m² per year</td></tr> <tr><td>E</td><td>75-92 kWh/m² per year</td></tr> <tr><td>F</td><td>92-110 kWh/m² per year</td></tr> <tr><td>G</td><td>110+ kWh/m² per year</td></tr> </table>	A	39-47 kWh/m ² per year	B	47-55 kWh/m ² per year	C	55-63 kWh/m ² per year	D	63-75 kWh/m ² per year	E	75-92 kWh/m ² per year	F	92-110 kWh/m ² per year	G	110+ kWh/m ² per year	<table border="1"> <tr><td>A</td><td>10-35 g/kWh CO₂</td></tr> <tr><td>B</td><td>35-50 g/kWh CO₂</td></tr> <tr><td>C</td><td>50-65 g/kWh CO₂</td></tr> <tr><td>D</td><td>65-80 g/kWh CO₂</td></tr> <tr><td>E</td><td>80-95 g/kWh CO₂</td></tr> <tr><td>F</td><td>95-110 g/kWh CO₂</td></tr> <tr><td>G</td><td>110+ g/kWh CO₂</td></tr> </table>	A	10-35 g/kWh CO ₂	B	35-50 g/kWh CO ₂	C	50-65 g/kWh CO ₂	D	65-80 g/kWh CO ₂	E	80-95 g/kWh CO ₂	F	95-110 g/kWh CO ₂	G	110+ g/kWh CO ₂
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1ST FLOOR



GROUND FLOOR



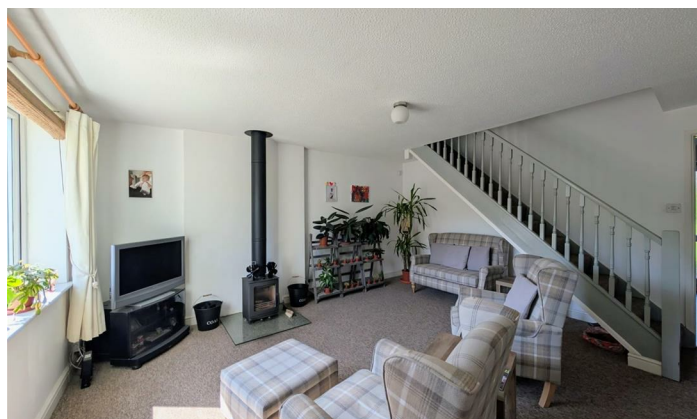
£265,000

Excellent three bedroom end terraced property with a lovely enclosed rear garden, a generous driveway and a wood burner situated near the end of a cul-de-sac.

Accommodation comprises hallway, 15ft lounge with a multi fuel wood burner, fitted kitchen/diner with a door onto the garden, bedroom one with an airing cupboard, bedroom two overlooking the rear garden, bedroom three and the bathroom with a white suite.

Outside of the property you have a small front garden, a driveway and a very 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 PORCH

5'5 x 2'9 (1.65m x 0.84m)

Tiled floor, cloaks hanging space, upvc double glazed window to side elevation, a partially glazed door leads into:

LOUNGE

15'2 x 14'7 max (4.62m x 4.45m max)

Multi fuel wood burning stove with glass hearth, wall mounted gas fired heater, stairs leading off, upvc double glazed window to front elevation overlooking the cul-de-sac.

KITCHEN/DINER

14'6 x 8'6 (4.42m x 2.59m)

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 oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, space for fridge and freezer, tiled floor, wall mounted gas fired heater, upvc double glazed window and matching door to rear elevation.

From the lounge stairs lead to the first floor.

LANDING

Access to loft space, wall mounted electric heater.

BEDROOM 1

11'9 x 11'5 max (3.58m x 3.48m max)

Airing cupboard with a hot cylinder and shelving, telephone point, upvc double glazed window to front elevation.

BEDROOM 2

11'5 x 8'9 max (3.48m x 2.67m max)

Upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 3

8'9 x 6'1 max (2.67m x 1.85m max)

Upvc double glazed window to front elevation.

BATHROOM

6'4 x 5'5 (1.93m x 1.65m)

White suite comprising panelled bath with shower unit over, low level w.c., pedestal wash hand basin, fully tiled walls, upvc double glazed window to rear elevation.

OUTSIDE

To the front of the property there is a garden which is laid to lawn with a flower border. To the side there is a paved driveway providing off road parking which leads via wooden built gates to the rear garden which measures approximately 55ft in length and is laid to lawn with a paved patio, plants, bushes surrounding by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Freehold.

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.

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 church proceed along Finlay Road into Eastern Avenue and proceed along here turning left at the traffic lights into Barnwood Road. Proceed under the railway bridge turning left into Armscroft Place then left again into Armscroft Road. Proceed along here turning right into Blinkhorns Bridge Lane where the property can be located.

PROPERTY SURVEYS

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

