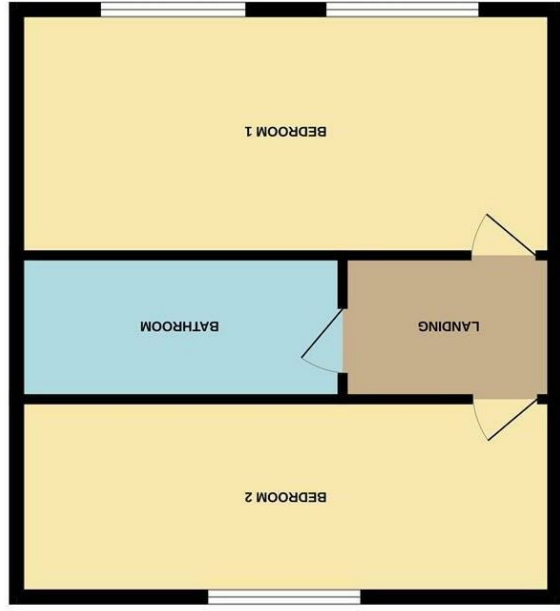
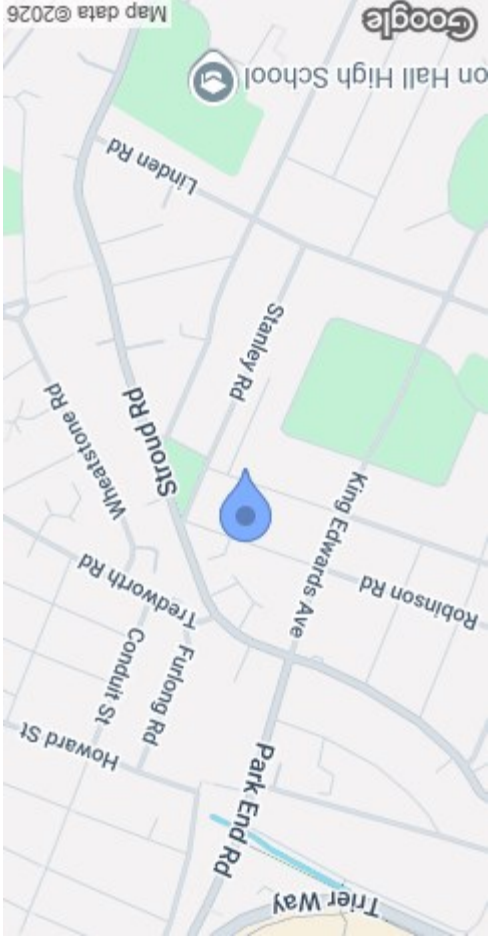




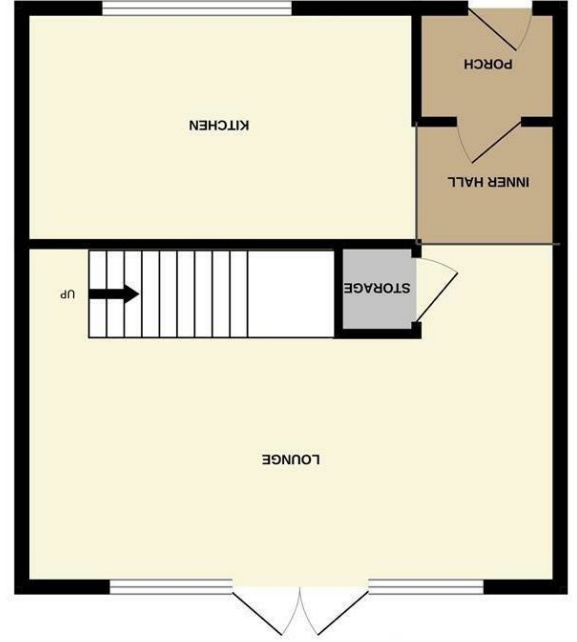
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

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 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 operating or efficiency can be given.  
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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (111-120) Yellow-Green C (120-130) Yellow D (130-140) Orange E (140-150) Red-Orange F (150-160) Red G (160-170) Dark Red



1ST FLOOR



GROUND FLOOR



2A/3 Churchill Road  
 Linden, Gloucester GL1 5DG



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

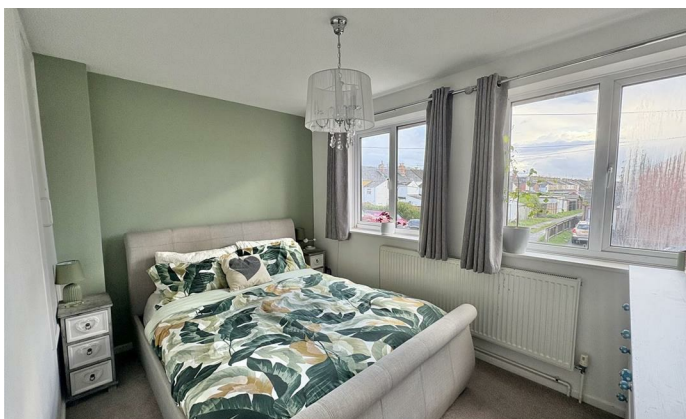
## Offers In Excess Of £200,000

A beautifully presented two bedroom terraced property in this convenient and popular location having off road parking and an enclosed private landscaped rear garden.

The accommodation comprises entrance hall, inner hall, kitchen, lounge. Whilst to the first floor two double bedrooms and family bathroom.

Additional benefits include upvc double glazing throughout, gas fired central heating, newly fitted kitchen and bathroom.

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 door leads into:

### ENTRANCE PORCH

Coat hooks, door through to:

### ENTRANCE HALL

Radiator, storage cupboard.

### KITCHEN

7'11" x 7'9" (2.42m x 2.38m)

A cream Shaker style kitchen comprising a range of base, drawer and wall mounted units, wood effect worktop, stainless steel sink and drainer unit with a mixer tap over, tiled splashbacks, electric induction hob with a double oven below and extractor hood above, space for larder style fridge/freezer, space and plumbing for automatic washing machine, door giving access to the Ideal Instinct boiler supplying domestic hot water and central heating.

### LOUNGE

14'4" x 11'7" (4.38m x 3.54m)

Power points, radiator, stairs leading off, upvc French doors and matching side panels out onto the private enclosed rear garden.

From the lounge stairs lead to the first floor.

### LANDING

Radiator, power points, access into roof space, airing cupboard with slatted shelving.

### BEDROOM 1

11'8" x 7'8" (3.56m x 2.34m)

Radiator, power points, overstairs storage cupboard, two upvc double glazed windows to front aspect.

### BEDROOM 2

11'6" x 7'7" (3.52m x 2.32m)

Radiator, power points, upvc double glazed window overlooking the private and enclosed rear garden.

### BATHROOM

White suite comprising "p" shaped bath with an electric Mira shower over, pedestal wash hand basin, close coupled w.c., fully tiled walls, wall mounted mirror fronted medicine cabinet, extractor fan, chrome heated towel rail.

### OUTSIDE

To the front there is a hardstanding and gravelled area ideal for off road parking for two vehicles.

The garden to the rear is landscaped and is primarily laid to lawn with a stone gravelled pathway, various borders with shrubs and bushes, patio area, timber store shed and gated access which leads around to the front of the property.

### SERVICES

Mains water, electricity, gas and drainage.

### 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.

### WATER RATES

To be advised.

### 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 Stroud Road turn into Stanley Road then turn right into Sydenham Terrace bearing right then turning left into Churchill Road where no 2A/3 can be found on the right 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).