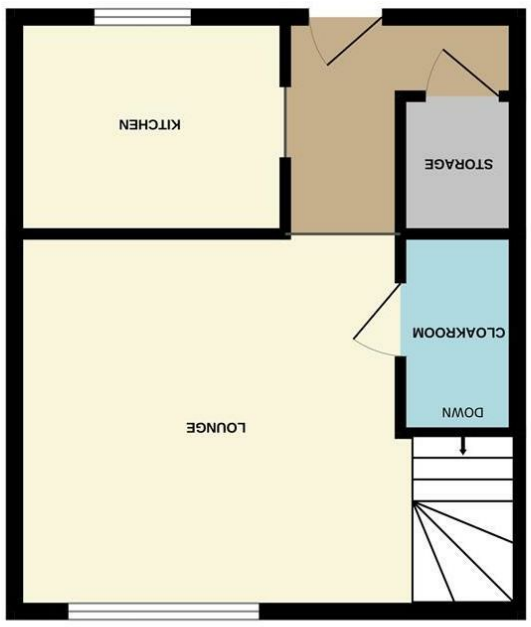
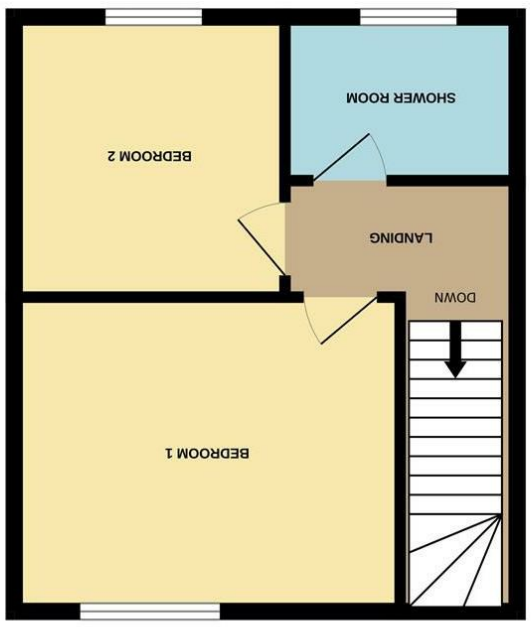
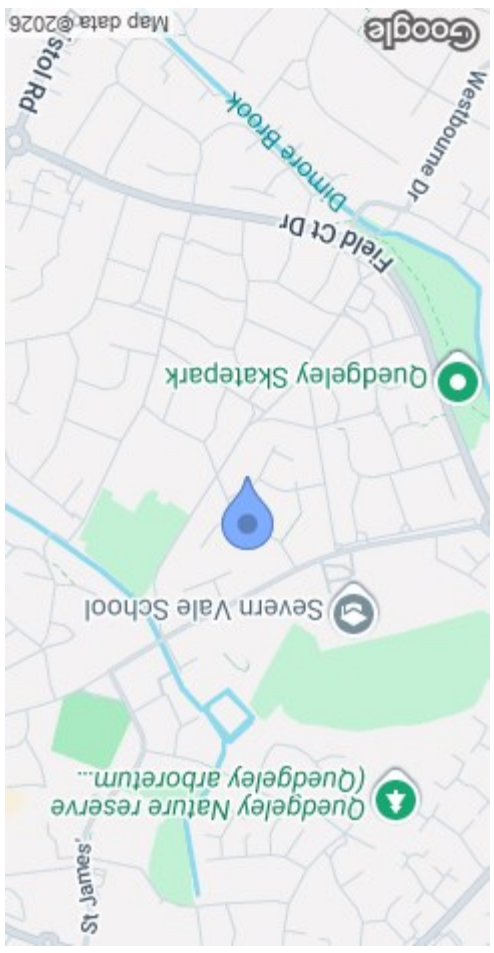
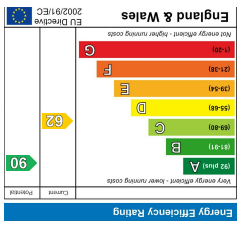


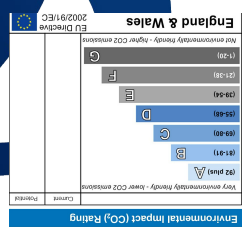
GROUND FLOOR



1ST FLOOR







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 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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26 Fieldcourt Farmhouse Courtfield Road
Quedgeley, Gloucester GL2 4WQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

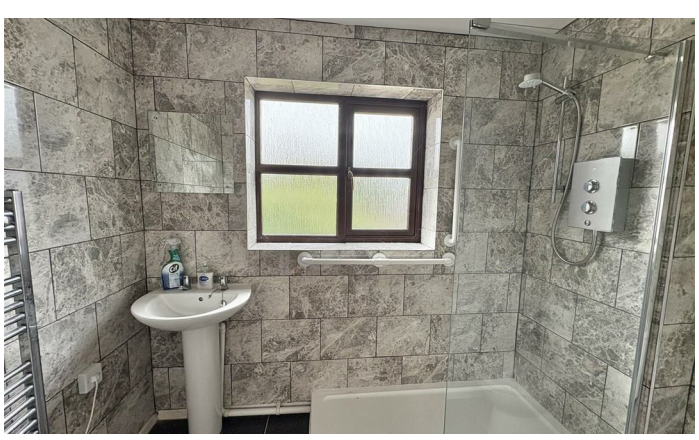
Offers Invited £165,000

An attractive freehold two bedroom terraced retirement home for the over 55's being beautifully presented and offered with no onward chain.

The accommodation briefly comprises entrance hallway, cloakroom, kitchen, lounge whilst to the first floor two bedrooms and modern shower room.

Additional benefits include electric heating, upvc double glazing, re-fitted kitchen, shower room and cloakroom, communal gardens and communal off road parking.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff.
The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.



Upvc part glazed door leads into:

ENTRANCE HALL
Storage cupboard with shelving and plumbing for an automatic washing machine, electric wall heater, opening into:

KITCHEN
8'9" x 6'9" (2.69m x 2.06m)
Modern white High Gloss kitchen comprising or a range of base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, double oven, electric hob with extractor fan over, built in microwave, space for larder style fridge/freezer, space for tumble dryer, upvc double glazed window to front aspect.

CLOAKROOM
White suite comprising low level w.c., wall mounted wash hand basin with a tiled splashback.

LOUNGE
12'5" x 11'9" (3.81m x 3.59m)
Power points, wall light points, stairs leading off, upvc double glazed window overlooking the pleasant gardens.

From the lounge stairs lead to the first floor.

LANDING
Doors leading off.

BEDROOM 1
11'10" x 11'5" (3.62m x 3.49m)
Fitted wardrobe with hanging rail and slated shelving, wall mounted electric heater, power points, upvc double glazed window overlooking the pleasant gardens.

BEDROOM 2
8'1" x 6'3" (2.47m x 1.91m)
Wall mounted electric heater, power points, upvc double glazed window to front aspect.

SHOWER ROOM
Modern white suite comprising close coupled w.c., pedestal wash hand basin, walk in double shower unit, fully tiled walls, chrome wall mounted heated towel rail, upvc double glazed opaque window to front aspect.

OUTSIDE
There are communal gardens and communal off road parking.

SERVICES
Mains water, electricity 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.

MAINTENANCE CHARGES
£90.00 Per Month.

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
Proceeding along School Lane into Quedgeley, turn right into Courtfield Road and proceed along here where Fieldcourt Farmhouse can be found just 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.