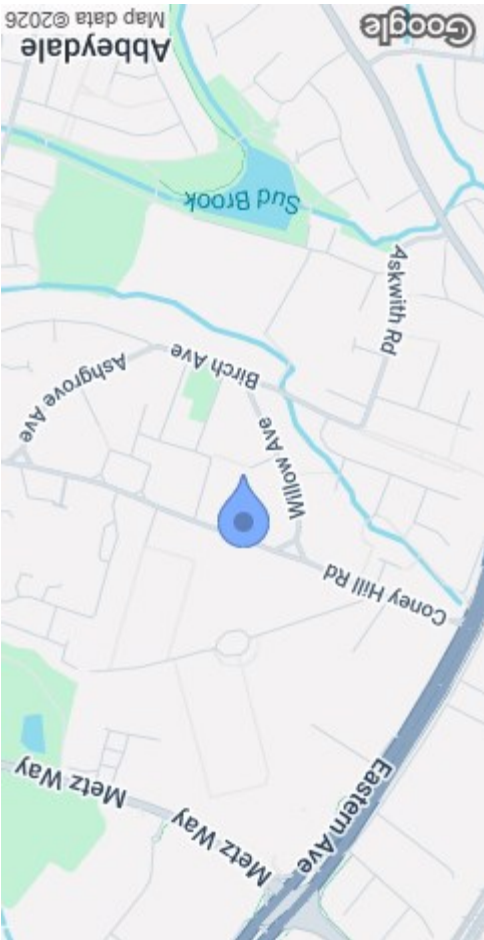


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
Energy Efficiency Rating		56	
Energy Efficiency Rating		67	
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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Environmental Impact (CO <sub>2</sub> ) Rating		56	
Environmental Impact (CO <sub>2</sub> ) Rating		67	
Environmental Impact (CO <sub>2</sub> ) Rating		56	
Environmental Impact (CO <sub>2</sub> ) Rating		67	

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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4 Willow Way  
Gloucester GL4 4NZ



£250,000

Chain free well presented extended three bedroom semi detached house with a larger than average plot, an 18ft dining/family room extension, off road parking and an en-suite shower room situated in a cul de sac position.

Accommodation comprises porch, hallway, lounge with a fireplace, dining/family room extension, fitted kitchen, bathroom with a white suite, bedroom one with its en-suite shower room, bedroom two and bedroom three.

Outside at the front of the property you have gravelled off road parking and around to the rear a very pleasant enclosed garden with a patio, lawn and a storage shed.

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**

Upvc double glazed windows to front and side elevations, a further partially glazed door leads into:

**ENTRANCE HALL**

Double radiator, telephone point, stairs leading off.

**LOUNGE**

15'3 x 10'5 max (4.65m x 3.18m max)

Fireplace with a tiled and wooden surround housing a coal effect gas fire, single radiator, upvc double glazed window to front elevation overlooking the surrounding area, double doors into:

**DINING/FAMILY ROOM EXTENSION**

18' x 9'1 (5.49m x 2.77m)

Two single radiators, coved ceiling, two upvc double glazed windows to rear elevation overlooking the rear garden, matching door to side elevation.

**KITCHEN**

9'9 x 9'4 (2.97m x 2.84m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, built in electric double oven, ceramic hob and extractor hood, plumbing for automatic washing machine, double radiator, built in understairs storage cupboard, a further built in storage cupboard housing the fridge/freezer.

**BATHROOM**

6'2 x 5'4 (1.88m x 1.63m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, fully tiled walls, coved ceiling with downlighters, chrome heated towel rail, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Access to loft space, coved ceiling, upvc double glazed window to rear elevation.

**BEDROOM 1**

15'4 x 9'9 max (4.67m x 2.97m max)

Built in storage cupboard, two single radiators, wall mounted gas fired central heating boiler, upvc double glazed windows to front and rear elevations, through to:

**EN-SUITE SHOWER ROOM**

5'2 x 5' max (1.57m x 1.52m max)

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, partially tiled walls, chrome heated towel rail, tiled floor, downlighters, extractor fan, upvc double glazed window to front elevation.

**BEDROOM 2**

10'4 x 9'6 max (3.15m x 2.90m max)

Double radiator, upvc double glazed window to front elevation.

**BEDROOM 3**

7'5 x 7'3 (2.26m x 2.21m)

Single radiator, upvc double glazed window to rear elevation.

**OUTSIDE**

To the front there are wrought iron gates leading onto gravelled off road parking. There is a block paved pathway leading to the front door and around to the side of the property via a wooden built gate to the rear garden which is mainly laid to lawn with a block paved patio, plants, bushes, wooden built garden shed, hedgerow and fencing.

**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 Eastern Avenue turn right where signposted into Coney Hill Road then turn right where signposted into Willow Avenue then take the first left into Willow Way where the property can be located at the end of the cul-de-sac.

**PROPERTY SURVEYS**

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

