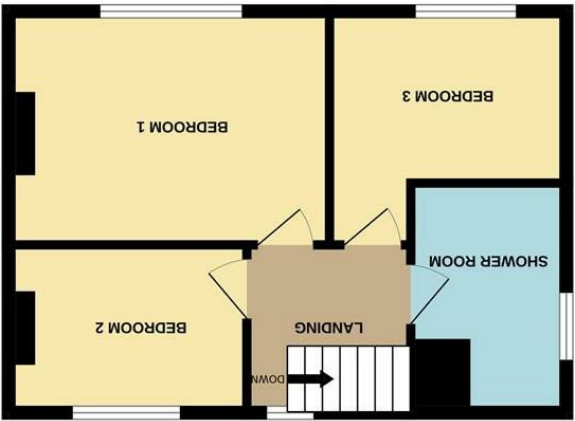
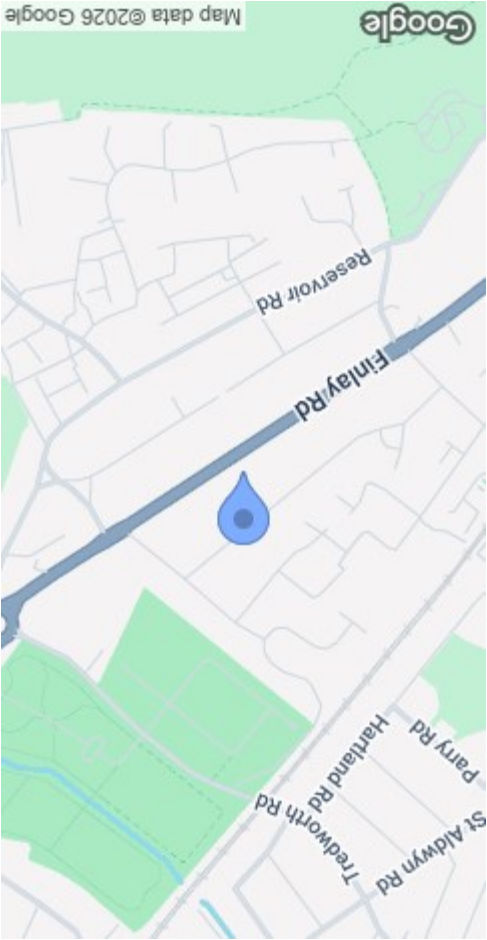


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future	Current	Future
Very energy efficient - low running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Not energy efficient - high running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR



38 Finlay Road
Gloucester GL4 6TP

£289,950

Spacious 1930s three double bedroom semi detached property with gas fired central heating, upvc double glazing and a generous enclosed rear garden situated on Finlay Road which is one of Gloucester's most iconic roads.

Accommodation comprises, porch, 13ft hallway, cloakroom, dining room, lounge with French doors into the conservatory, fitted kitchen, utility room, bedroom one, bedroom two, bedroom three and the shower room.

Outside at the front you have a low maintenance garden and a driveway.

Around to the rear there is a generous enclosed garden with a patio, lawn, greenhouse, storage sheds, plants, bushes and trees.

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.



Double glazed front door leads into:

ENTRANCE PORCH
Tiled floor, upvc double glazed window to side elevation, a further partially glazed door leads into:

ENTRANCE HALLWAY
13'5 x 5'9 max (4.09m x 1.75m max)
Tiled floor, double and single radiators, telephone point, stairs leading off.

CLOAKROOM
Low level w.c., wash hand basin, upvc double glazed window to side elevation.

DINING ROOM
11' x 10' max (3.35m x 3.05m max)
Laminate flooring, upvc double glazed window to front elevation overlooking the surrounding area, opening into:

LOUNGE
13'4 x 11'2 max (4.06m x 3.40m max)
Laminate flooring, fireplace with a coal effect electric fire, single radiator, tv point, coved ceiling, upvc double glazed French doors into:

CONSERVATORY
12'6 x 8'2 max (3.81m x 2.49m max)
Brick and upvc double glazed construction with a polycarbonate roof, built in storage cupboard, single radiator.

KITCHEN
11' x 9'9 max (3.35m x 2.97m max)
Modern white fronted base and wall mounted units, oak worktop, single drainer stainless steel sink unit with a chrome mixer tap, Range style cooker, extractor hood, space for a fridge, wall mounted gas combination boiler, tiled floor, vertical radiator, partially glazed door into:

UTILITY ROOM
10' x 8' max (3.05m x 2.44m max)
Single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, upvc double glazed windows to side and rear elevations, matching door to rear elevation.

From the entrance hallway stairs lead to the first floor.

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

BEDROOM 1
13'4 x 11' max (4.06m x 3.35m max)
Laminate flooring, picture rail, coved ceiling, single radiator, upvc double glazed window to rear elevation overlooking the garden.

BEDROOM 2
10'9 x 10' max (3.28m x 3.05m max)
Laminate flooring, single radiator, upvc double glazed window to front elevation.

BEDROOM 3
9'9 x 7'9 (2.97m x 2.36m)
Laminate flooring, single radiator, upvc double glazed window to rear elevation.

SHOWER ROOM
8'8 x 6'5 max (2.64m x 1.96m max)
Shower enclosure and unit, low level w.c., pedestal wash hand basin, heated towel rail, upvc double glazed window to side elevation.

OUTSIDE
To the front of the property there is a concreted driveway and a garden which is laid to paving slabs.

A wrought iron gate at the side via a pathway leads to the very pleasant enclosed rear garden with a paved patio, steps then lead down to a greenhouse and storage shed. The pathway continues where to one side there is a lawn with raised beds and to the other further garden areas which are partially laid to lawn with plants, shrubs and fir trees.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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 roundabout take Finlay Road and proceed along here for some distance 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).

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

