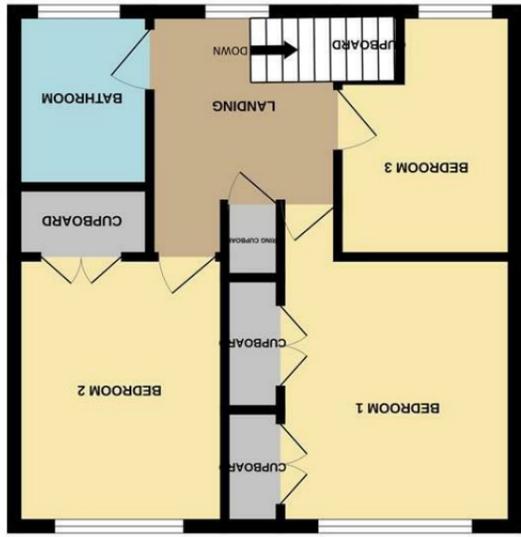




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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where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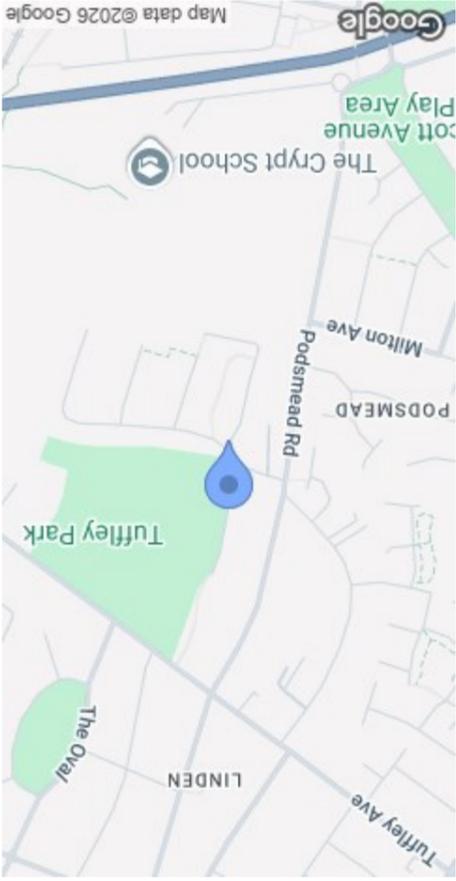


1ST FLOOR



GROUND FLOOR

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-54) G (1-20)	 A (102 g/kWh) B (111-120) C (120-130) D (130-140) E (140-150) F (150-160) G (160-180)



1 Poplar Close
 Gloucester GL1 5TX



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£325,000

Spacious very well presented three bedroom detached family home with a modern fitted kitchen that has built in appliances, a 14ft lounge with patio doors onto the garden and a single garage with off road parking in front.

Accommodation comprises 12ft hallway, wc, lounge with patio doors, dining room, fitted kitchen, 14ft bedroom one, bedroom two, bedroom three and the bathroom with a white suite.

Outside at the front of the property you have a low maintenance garden that is laid to shale and around to the rear there is an enclosed landscaped garden with a large patio, lawn and access to the single garage.

Podsmead is a district of Gloucester approximately one mile from the historic city centre. Podsmead was largely built during the 20th century. The larger, grander houses similar to those in parts of Tuffley were built in the interwar period whilst immediately after World War II an estate of temporary homes and social housing was built. Some of the temporary housing is still in use. In 1943 the Crypt School moved to its present home in Podsmead.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

12'7 x 4'4 max (3.84m x 1.32m max)

Attractive laminate flooring, single radiator, coved ceiling with downlighters, stairs leading off with storage cupboard under.

WC

5'8 x 3'1 (1.73m x 0.94m)

Low level w.c., wash hand basin with a mixer tap and tiled splashback, chrome heated towel rail, tiled floor, downlighter, upvc double glazed window to side elevation.

LOUNGE

14'7 x 11'9 max (4.45m x 3.58m max)

Fireplace with a wooden and marblesque surround, laminate flooring, coved ceiling, tv point, two single radiators, upvc double glazed patio doors to rear elevation overlooking the garden.

DINING ROOM

9'8 x 8'8 (2.95m x 2.64m)

Single radiator, laminate flooring, coved ceiling, upvc double glazed window to rear elevation overlooking the rear garden.

KITCHEN

10'8 x 8'7 (3.25m x 2.62m)

A range of modern base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, built in five burner gas hob, extractor hood, built in electric oven, built in dishwasher, built in fridge/freezer, plumbing for automatic washing machine, vertical radiator, cupboard housing the gas fired combination boiler, downlighters, upvc double glazed door to side elevation, matching window to front elevation overlooking the surrounding area.

From the entrance hallway stairs lead to the first floor.

LANDING

Coved ceiling, access to loft space, built in storage cupboard, upvc double glazed window to front elevation.

BEDROOM 1

14' x 10' max (4.27m x 3.05m max)

Two double built in wardrobes, single radiator, upvc double glazed window to rear elevation overlooking the surrounding area.

BEDROOM 2

11' x 8'6 (3.35m x 2.59m)

Double built in wardrobe, single radiator, upvc double glazed window to rear elevation.

BEDROOM 3

10'1 x 7'2 max (3.07m x 2.18m max)

Built in wardrobe, laminate flooring, single radiator, upvc double glazed window to front elevation.

BATHROOM

6'9 x 5'6 (2.06m x 1.68m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, single radiator, downlighters, extractor fan, upvc double glazed window to front elevation.

OUTSIDE

To the front there is a garden which is laid to shale with a paved pathway and a personal access gate to the side leading around to the rear garden.

To the rear there is a very pleasant landscaped garden which is mainly laid to lawn with a large paved patio and a pathway leading to the personal access gate at the rear all surrounded by walling and fencing. There is also access to a:

GARAGE

19'3 x 8'2 (5.87m x 2.49m)

Up and over door to front elevation, power, lighting, personal access door to rear elevation. In the front of this there is paved off road parking.

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

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 our office proceed down and turn left onto Grange Road. At the roundabout proceed straight across into Epney Road and at the traffic lights proceed straight over into Podsmead Road. Follow this road around for a short distance and take the second right into Laburnum Road then turn right into Poplar Close 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).

