STEVE GOOCH
ESTATE AGENTS | EST 1985

45 Teddington Gardens
Gloucester GL4 6RL

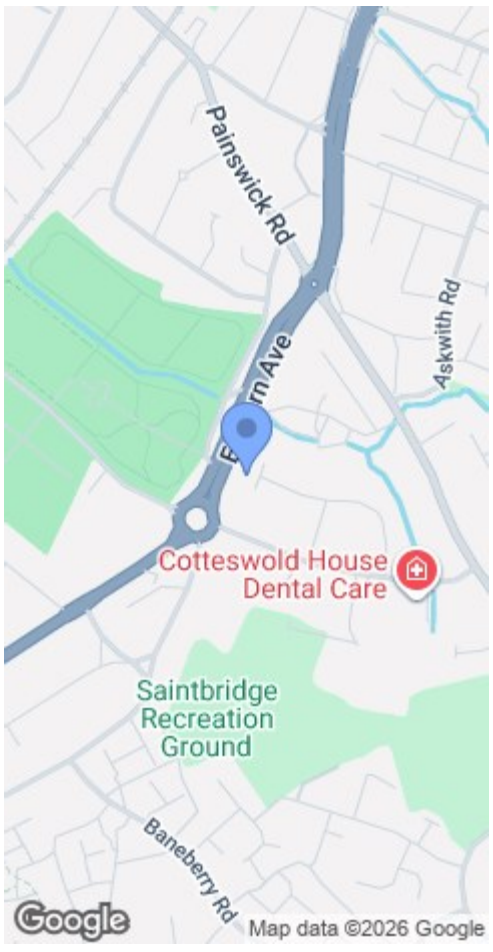


GROUND FLOOR



1ST FLOOR





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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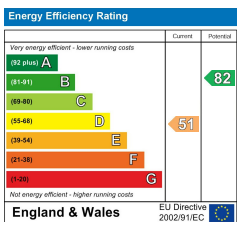
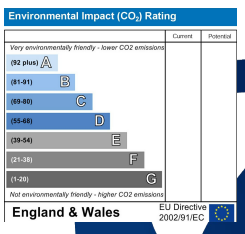




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

£275,000

Three bedroom semi detached bay fronted house that would benefit from refurbishment situated at the end of a popular cul-de-sac.

Accommodation comprises hallway, cloakroom, lounge with an open fire and a bay window, dining room, garden room, kitchen, bedroom one with a bay window, bedroom two, bedroom three and the bathroom.

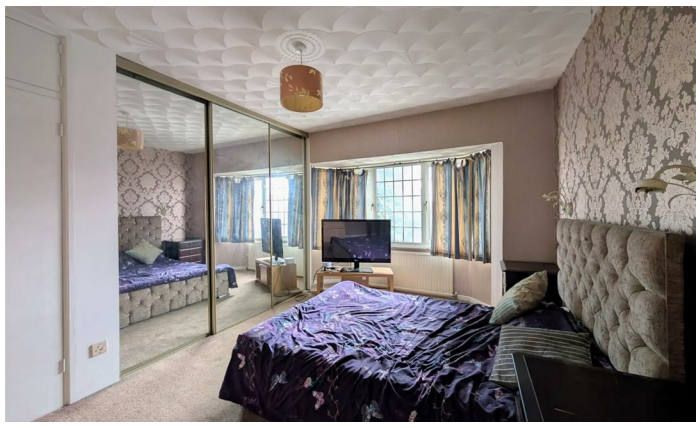
Outside of the property you have a generous driveway leading to the lean to garage and an enclosed rear garden that needs landscaping.

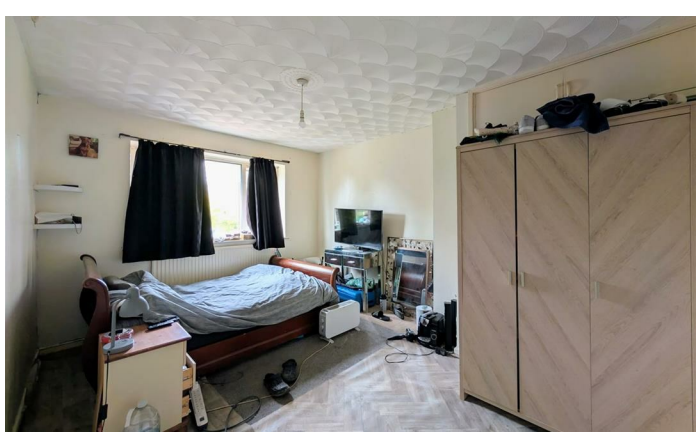
A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent 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.



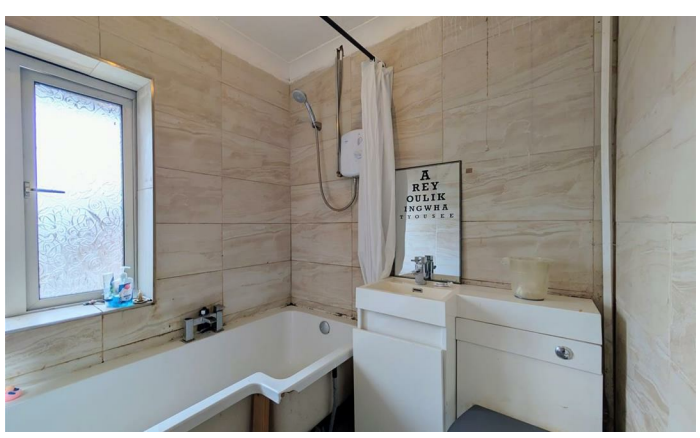












Upvc double glazed front door leads into:

ENTRANCE HALLWAY
Original parquet flooring, single radiator, stairs leading off.

CLOAKROOM
Low level w.c., wash hand basin with a tiled splashback, coats hanging space, upvc double glazed window to side elevation.

LOUNGE
14'4 x 12' max (4.37m x 3.66m max)
Open fireplace with a brick surround and tiled hearth, original parquet flooring, upvc double glazed window to front elevation overlooking the cul-de-sac.

DINING ROOM
13'9 x 12' max (4.19m x 3.66m max)
Former open fireplace, partially glazed door to rear elevation leading into:

GARDEN ROOM
10'3 x 9'5 (3.12m x 2.87m)
Upvc double glazed windows to side elevation, matching French doors to rear elevation onto the garden.

KITCHEN
9'9 x 7'5 (2.97m x 2.26m)
Bsae and wall mounted units, laminated worktops, tiled splashbacks, stainless steel single drainer sink unit with a mixer tap, built in electric oven, hob and extractor, plumbing for an automatic washing machine, recess currently housing a fridge/freezer, partially glazed door and window to side elevation, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space via a pull down ladder, upvc double glazed window to side elevation.

BEDROOM 1
14'4 x 11'9 max (4.37m x 3.58m max)
Built in wardrobes, upvc double glazed bay window to front elevation.

BEDROOM 2
13'8 x 10'9 max (4.17m x 3.28m max)
Upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3
9'9 x 7'4 (2.97m x 2.24m)
Upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BATHROOM
6'3 x 6'1 (1.91m x 1.85m)
White suite comprising bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, fully tiled walls, chrome heated towel rail, tiled floor, upvc double glazed window to front elevation.

OUTSIDE
To the front of the property there is a block paved and gravelled driveway. To the side there is a:

LEAN TO GARAGE
44'6 x 7'5 max (13.56m x 2.26m max)
Power, lighting and water supply.

To the rear there is enclosed garden which has a large paved patio and storage sheds surrounded by 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: C
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 St Barnabas roundabout proceed along Finlay Road and at the next roundabout take the third exit off onto the Cotteswold Road, continue along here turning left into Teddington Gardens where the property can be found.

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.