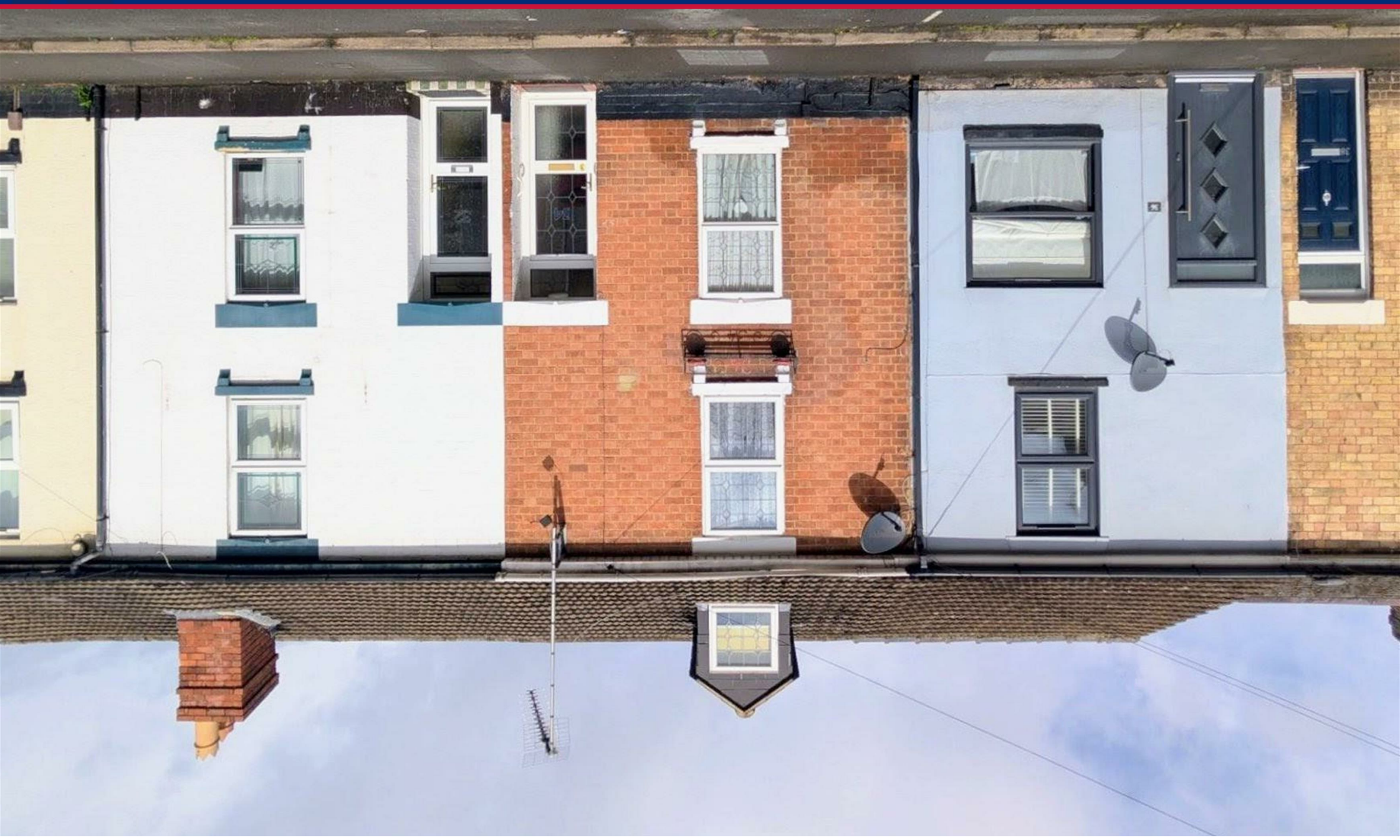
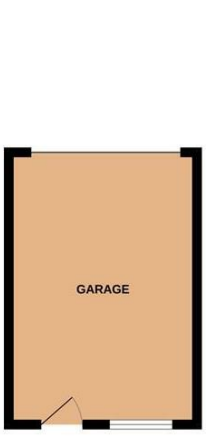
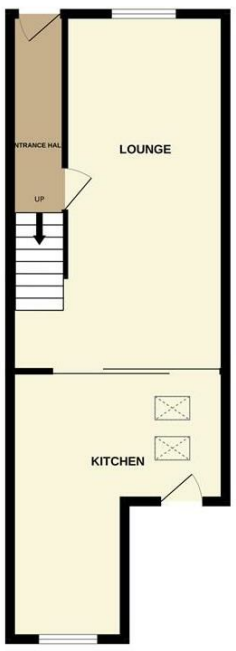
STEVE GOOCH
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34 Stanley Road
Gloucester GL1 5DH

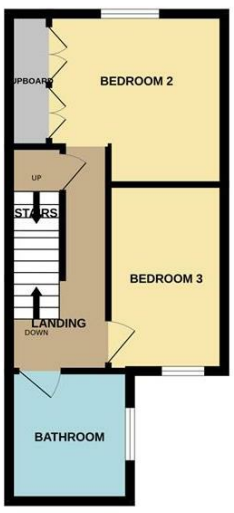


GROUND FLOOR

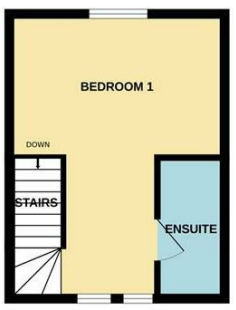


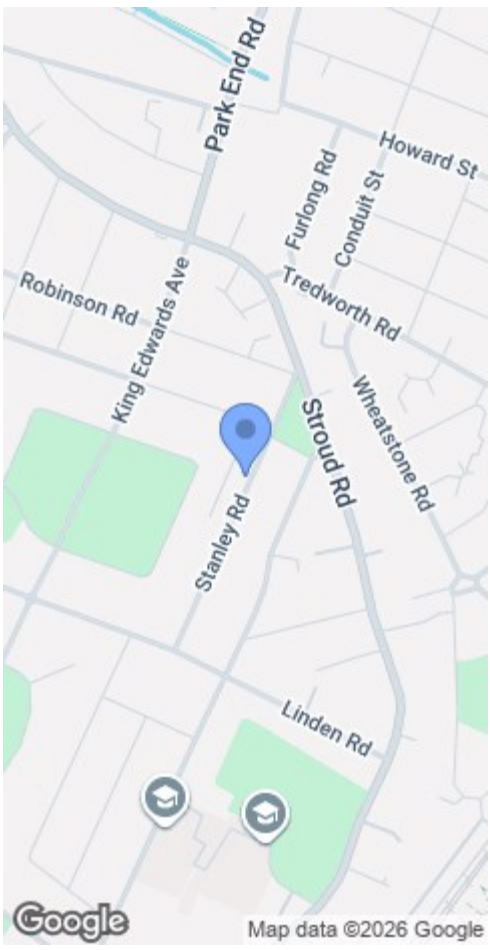


1ST FLOOR

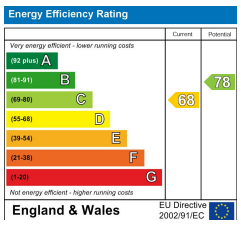


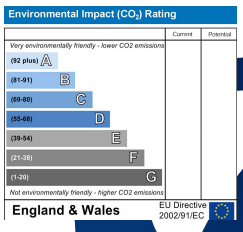
2ND FLOOR





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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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.

£195,000

Chain free extended three bedroom terraced Victorian house with a garage, an en-suite shower room, gas fired heating and upvc double glazing situated in a convenient position on a level plot.

Accommodation comprises hallway, 21ft lounge, 16ft fitted kitchen/diner with built in appliances, bedroom two with fitted wardrobes, bedroom three, bathroom with a white suite and bedroom one with its en-suite shower room.

Outside of the property you have a low maintenance enclosed rear garden with a summerhouse and a 16' 6" x 11'5" garage with power, lighting and an electric door.

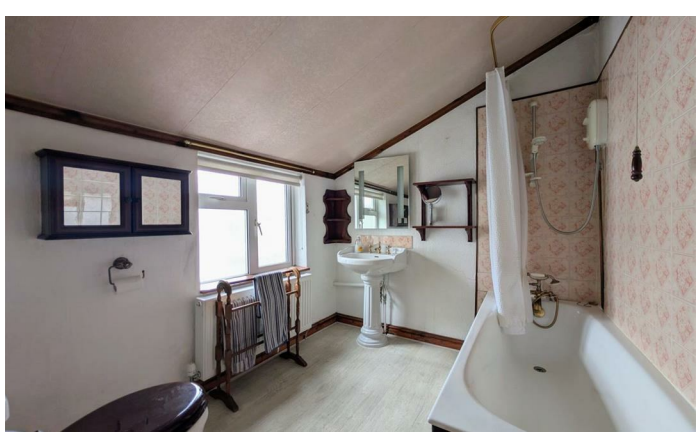
A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent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

LOUNGE
21'6 x 13'2 max (6.55m x 4.01m max)
Tiled floor, double radiator, telephone point, vertical radiator, upvc double glazed window to front elevation, glass sliding doors through to:

KITCHEN
16'2 x 12'7 max (4.93m x 3.84m max)
Pine fronted base and wall mounted units, hardwood worksurfaces, single drainer one and a half bowl sink unit with a mixer tap, built in electric double oven, ceramic hob and extractor hood, built in fridge/freezer, built in dishwasher, tiled floor, wall mounted gas fired combination boiler, downlighters, upvc double glazed window and door to rear elevation onto the garden, two Velux rooflights.

From the entrance hallway stairs lead to the first floor.

LANDING
Stairs leading off.

BEDROOM 2
13' x 10'4 max (3.96m x 3.15m max)
Built in wardrobes, exposed floorboards, double radiator, upvc double glazed window to front elevation.

BEDROOM 3
10'8 x 8'3 max (3.25m x 2.51m max)
Exposed floorboards, downlighters, double radiator, upvc double glazed window to rear elevation.

BATHROOM
8'5 x 7'4 (2.57m x 2.24m)
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, double radiator, upvc double glazed window to side elevation.

From the landing stairs lead to:

BEDROOM 1
17'3 x 13'1 max (5.26m x 3.99m max)
Eyeball spotlights, tv point, single radiator, upvc double glazed windows to front and rear elevations, through to:

EN-SUITE SHOWER ROOM
9'3 x 3'5 max (2.82m x 1.04m max)
Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, extractor fan, partially tiled walls, eyeball spotlights.

OUTSIDE
To the rear there is a low maintenance enclosed garden with a summerhouse and a upvc double glazed door into:

DETACHED GARAGE
16'6 x 11'5 (5.03m x 3.48m)
Electric door to front elevation, upvc double glazed window to rear elevation, power and lighting.

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 St Barnabas roundabout proceed down Stroud Road towards the city centre turning left where signposted into Linden Road and proceed along here turning right into Stanley Road 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).