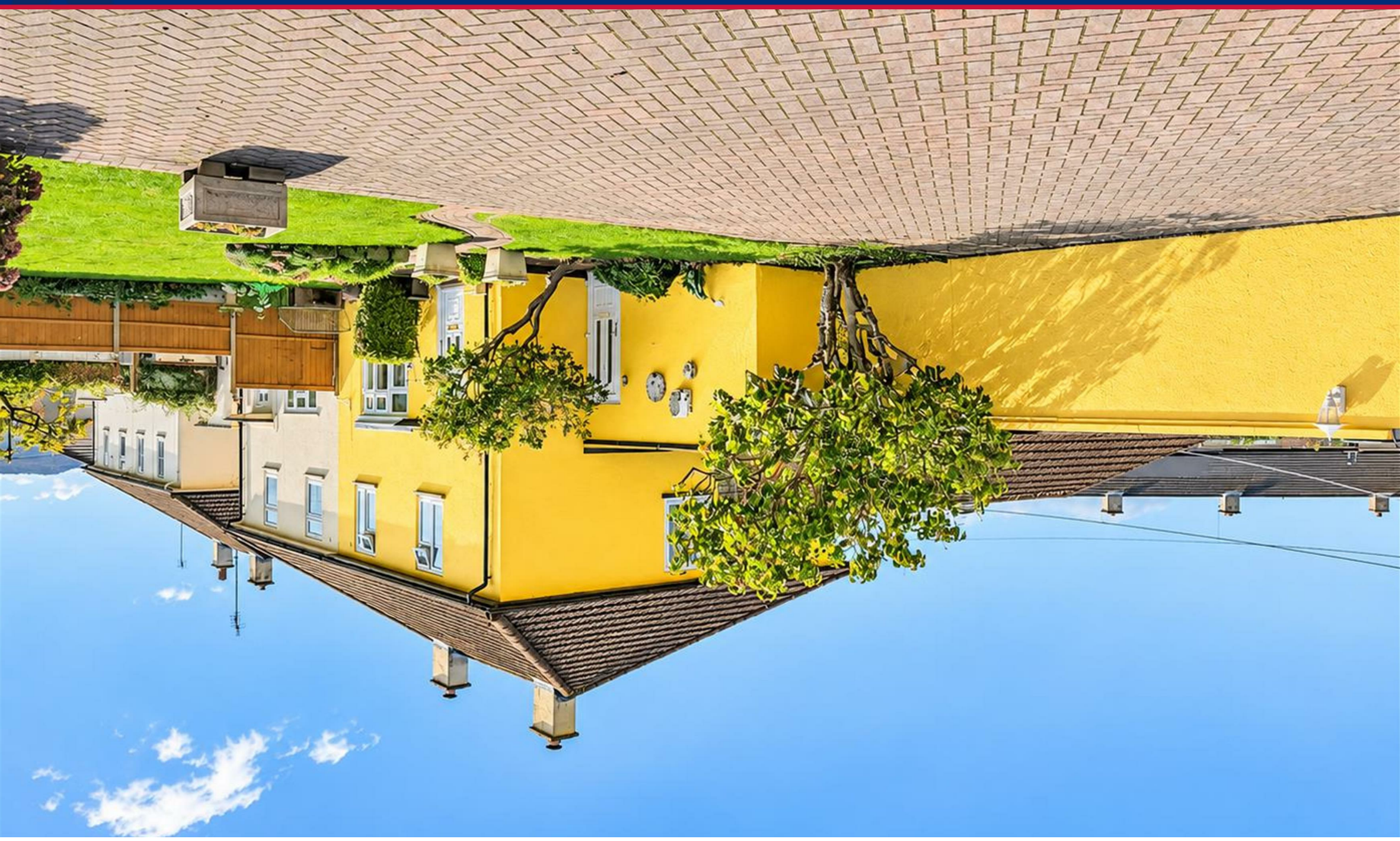
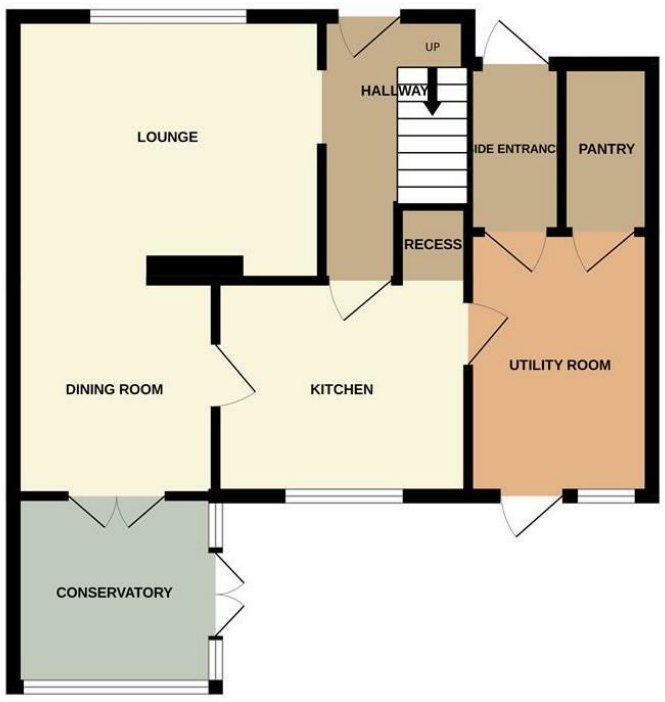
28 Underhill Road
Matson, Gloucester GL4 6HG

STEVE GOOCH
ESTATE AGENTS | EST 1985

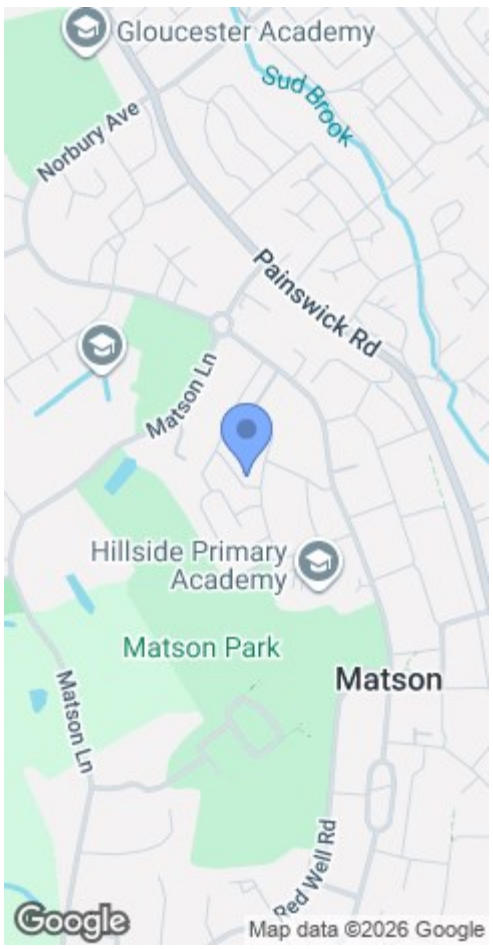


GROUND FLOOR

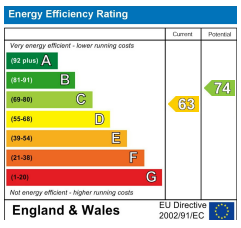


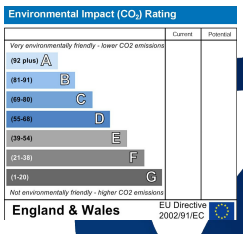
1ST FLOOR





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.
Made with Metropix ©2026





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.

£235,000

SPACIOUS EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED Lang Easy Form constructed FAMILY HOME with a GENEROUS BLOCK PAVED DRIVEWAY, gas fired central heating, upvc double glazing and a LOVELY ENCLOSED LOW MAINTENANCE REAR GARDEN.

Accommodation comprises HALLWAY with a WOODEN FLOOR, LOUNGE with a GAS FIRE, DINING ROOM with FRENCH DOORS into the UPVC DOUBLE GLAZED CONSERVATORY, UTILITY ROOM with a PANTRY, BEDROOM ONE with FITTED WARDROBES, BEDROOM TWO and the BATHROOM with a WHITE SUITE.

Outside at the front of the property you have a GENEROUS BLOCK PAVED DRIVEWAY and a garden that is laid to lawn with flower borders. Around to the rear there is a VERY PLEASANT LOW MAINTENANCE GARDEN with a patio and astro turf.

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
Solid oak flooring, stairs leading off with storage cupboard under, downlighters, coved ceiling.

LOUNGE
12'6 x 10'7 (3.81m x 3.23m)
Coal effect gas fire with a wooden surround and a marblesque hearth, radiator, coved ceiling, upvc double glazed window to front elevation overlooking the garden and surrounding area, opening into:

DINING ROOM
8'9 x 8'7 (2.67m x 2.62m)
Single radiator, coved ceiling, upvc double glazed French doors into:

CONSERVATORY
8'8 x 7'7 (2.64m x 2.31m)
Upvc double glazed and brick construction with a glazed roof, French doors to side elevation onto the patio, laminate flooring.

KITCHEN
9'9' x 9'6 (2.97m' x 2.90m)
Base and wall mounted units, tiled worktops and splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, built in electric oven, ceramic hob and extractor hood, tiled floor, recess currently housing the fridge/freezer, wall mounted gas fired combination boiler, upvc double glazed window to rear elevation overlooking the rear garden, through to:

UTILITY ROOM EXTENSION
8'7 x 8'3 max (2.62m x 2.51m max)
Plumbing for automatic washing machine, tiled floor, double radiator, walk in pantry with shelving and lighting, upvc double glazed window and door to rear elevation onto the patio.

SIDE ENTRANCE HALLWAY
Tiled floor, upvc double glazed door to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Coved ceiling, downlighters, access to loft space, single radiator, upvc double glazed window to side elevation.

BEDROOM 1
15'9 x 10'1 max (4.80m x 3.07m max)
Built in wardrobes, single radiator, two upvc double glazed windows to front elevation overlooking the surrounding area.

BEDROOM 2
11'9 x 8'4 (3.58m x 2.54m)
Airing cupboard with a single radiator and slatted shelving, built in storage cupboard, single radiator, upvc double glazed window to rear elevation overlooking the garden and surrounding area.

BATHROOM
6'8 x 5'5 (2.03m x 1.65m)
White suite comprising panelled bath with a shower unit over, mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, double radiator, upvc double glazed window to rear elevation.

OUTSIDE
To the front there are lovely enclosed gardens with flower borders, plants, bushes, shrubs and trees surrounded by panelled fencing and gate.

To the side there is a block paved driveway providing off road parking for two/three vehicles.

To the rear there is a landscaped low maintenance garden with two paved patios, astroturf, raised flower borders, plants, bushes and two wooden built storage sheds.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

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

TENURE
Freehold.

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 Painswick Road roundabout proceed along Painswick Road towards Abbeydale. At the traffic lights continue straight across and take the next turning right into Matson Lane. At the roundabout turn left left into Matson Avenue then turn right into Underhill Road 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).