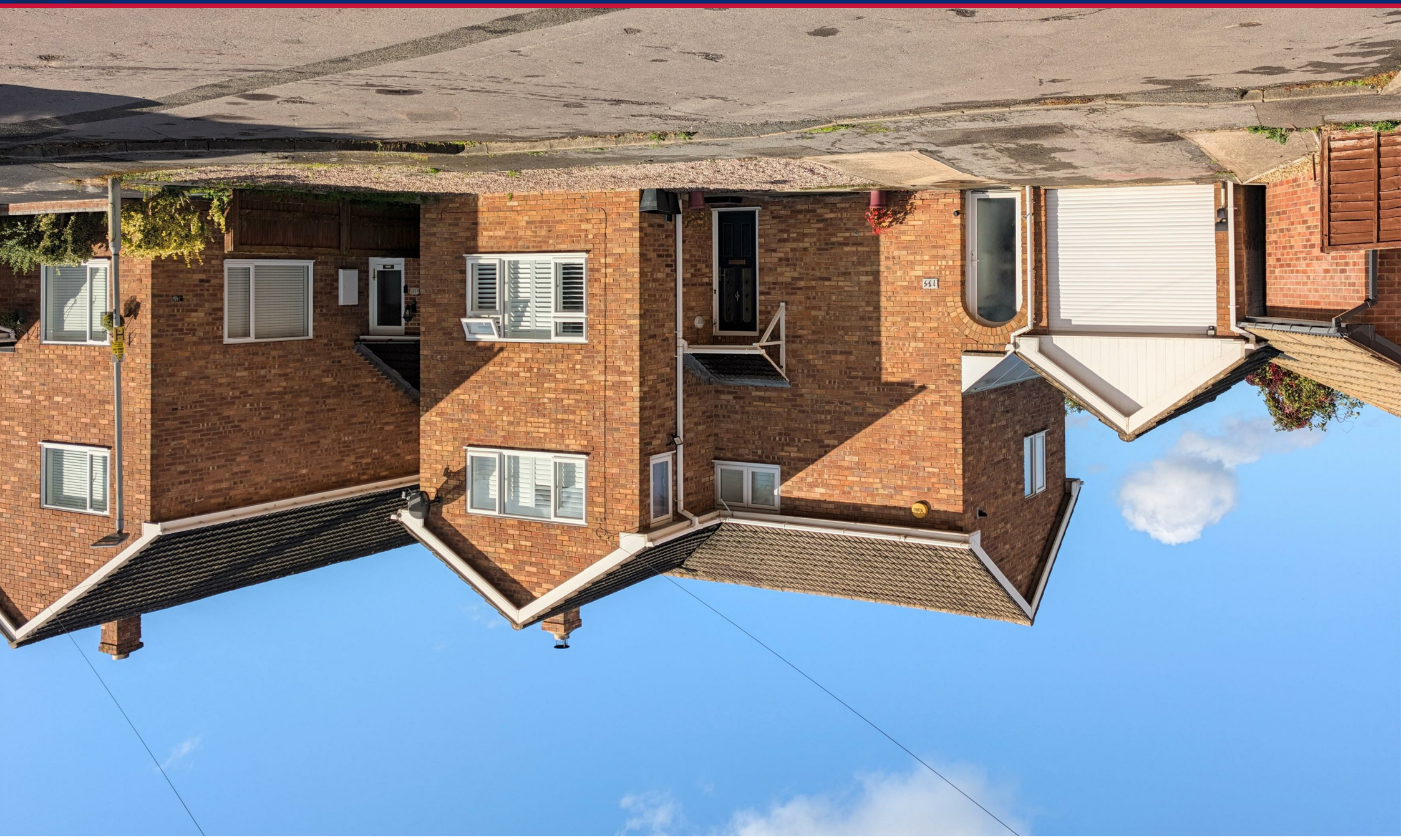
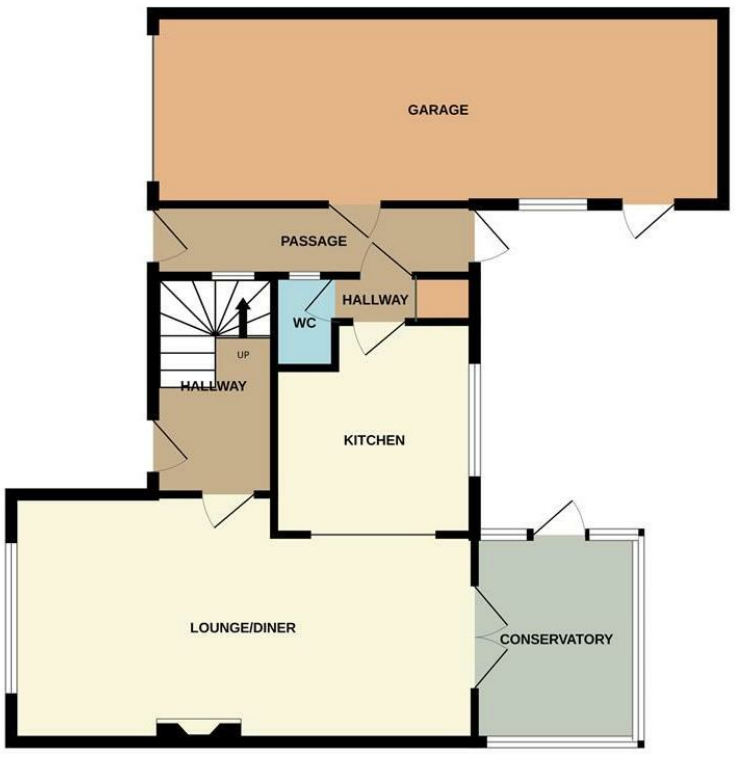
135 Lansdown Road
Gloucester GL1 3JF

STEVE GOOCH
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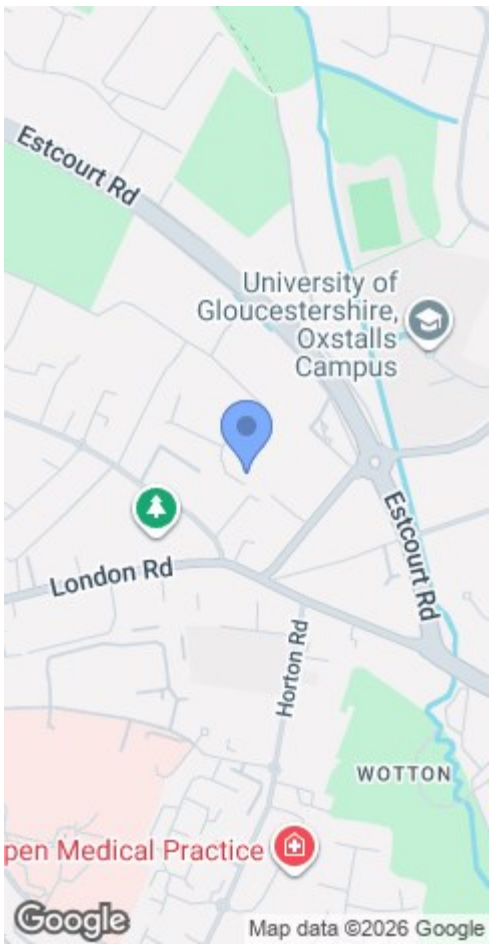


GROUND FLOOR

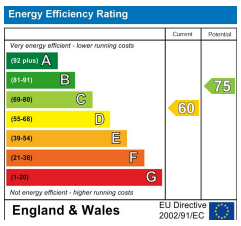


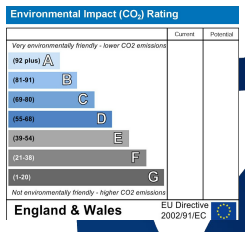
1ST FLOOR





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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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.

Price Guide £385,000

SPACIOUS THREE DOUBLE BEDROOM DETACHED FAMILY HOME with a 22FT LOUNGE/DINER, a DOWNSTAIRS TOILET and a UPVC DOUBLE GLAZED CONSERVATORY situated at the end of a very popular cul-de-sac.

Accommodation comprises 13FT HALLWAY, 22FT LOUNGE/DINER, FITTED KITCHEN with BUIILT IN APPLIANCES, CLOAKROOM, CONSERVATORY, bedroom one, bedroom two with a storage cupboard, bedroom three and the bathroom.

Outside you have a DRIVEWAY leading to the GARAGE and a PLEASANT ENCLOSED REAR GARDEN.

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 HALLWAY
13'7 x 5'8 max (4.14m x 1.73m max)
LVT flooring, radiator, stairs leading off, upvc double glazed window to side elevation.

LOUNGE/DINER
22'6 x 12'2 max (6.86m x 3.71m max)
Former open fireplace, coved ceiling, two single radiators, wall lights, oak flooring, upvc double glazed window to front elevation, opening into:

KITCHEN
13'1 x 9'2 (3.99m x 2.79m)
Base units, laminated worktop and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, ceramic hob and extractor hood, built in dishwasher, built in fridge/freezer, oak flooring, upvc double glazed window to rear elevation, through to:

SIDE ENTRANCE HALL
Tiled floor, upvc double glazed door to side elevation.

CLOAKROOM
5'5 x 2'9 (1.65m x 0.84m)
Low level w.c., corner wash hand basin with a mixer tap and cupboard below, partially tiled walls, heated towel rail, upvc double glazed window to side elevation.

UTILITY CUPBOARD
Plumbing for automatic washing machine, tiled floor.

CONSERVATORY
9'5 x 8' (2.87m x 2.44m)
Upvc double glazed and brick construction with a glazed roof, single radiator, tiled floor with underfloor heating.

PASSAGEWAY
Wash hand basin, wall lights, upvc double glazed doors to front and rear elevations.

From the entrance hallway stairs lead to the first floor.

LANDING
Downlighters, single radiator.

BEDROOM 1
12'1 x 9'7 (3.68m x 2.92m)
Radiator, downlighters, upvc double glazed windows to front and side elevations.

BEDROOM 2
12'4 x 9'4 (3.76m x 2.84m)
Built in storage cupboard, single radiator, upvc double glazed windows to side and rear elevations.

BEDROOM 3
12'7 x 9' (3.84m x 2.74m)
Single radiator, upvc double glazed window to rear elevation overlooking the surrounding area.

BATHROOM
White suite comprising panelled bath, low level w.c., wash hand basin with a mixer tap and cupboard below, separate double walk in shower enclosure and unit, chrome heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a driveway providing off road parking which in turn leads to the:

GARAGE
44' x 10' max (13.41m x 3.05m max)
Doors and window to side elevation, power and lighting.

At the rear there is a pleasant enclosed garden which is laid to lawn with a paved patio surrounded by panelled 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: E
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
Proceed along Estcourt Road and turn left into Kingsholm Road then take the first left into Denmark Road and take the first left into Lansdown Road where the property can be found at the end 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).