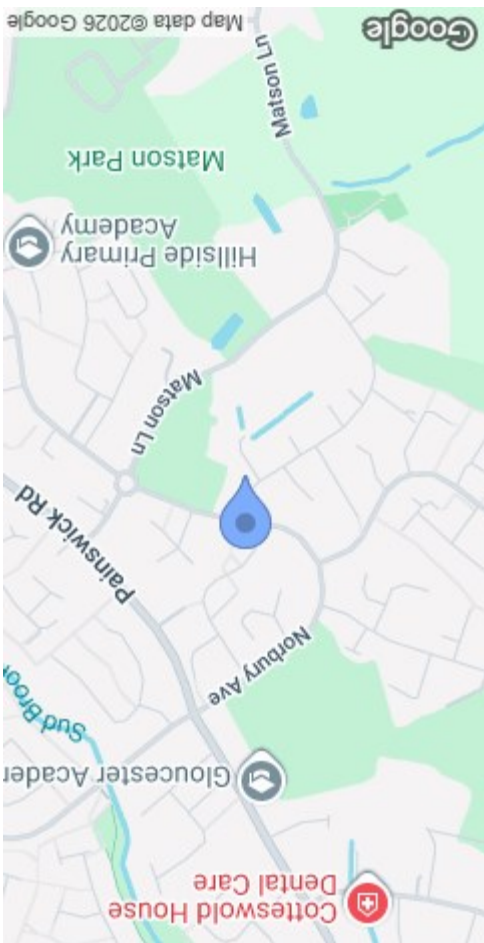


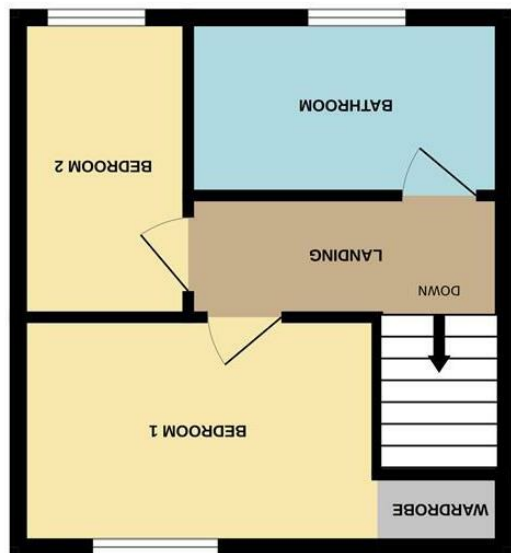


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

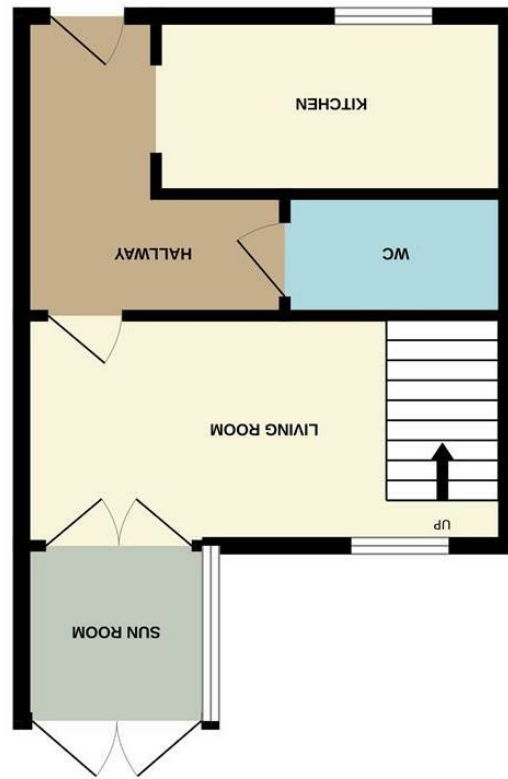
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 G 39-48 100 kWh/m <sup>2</sup> per year 100 g CO <sub>2</sub> /m <sup>2</sup> per year	 3 100-120 g CO <sub>2</sub> /m <sup>2</sup> per year



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



7 School Mews Juniper Avenue  
 Matson, Gloucester GL4 6BS



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£185,000**

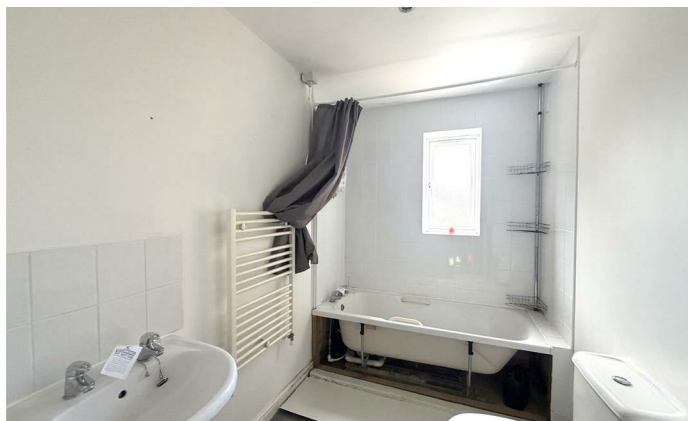
Two bedroom semi detached house benefiting from a sunroom and a private rear garden located within close distance to local schools and all being offered with no onward chain.

Accommodation comprises living/dining room, kitchen, sunroom, cloakroom, two bedrooms and bathroom.

Additional benefits include upvc double glazing, off road parking for one vehicle, downstairs cloakroom and cul-de-sac location.

Gloucester City Centre has brand name stores, large retail outlets, fashion shops and the indoor Eastgate shopping precinct. There is also a variety of shops, restaurants, wine bars and public houses to suit all tastes. Sporting facilities include a Leisure Centre, Local Football and Rugby Clubs and a Country Club with its own golf course and ski centre.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema, National Waterways Museum, Antiques Centre and a Hotel.



Slabbed stairs lead up to the upvc front door which leads into:

**ENTRANCE HALL**

Double radiator, various doors leading off, door into:

**KITCHEN**

7'7" x 6'11" (2.33 x 2.11)

Wood effect kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurface, single drainer sink unit with a mixer tap, space for fridge/freezer, space for washing machine, power points, upvc double glazed window to front aspect.

**CLOAKROOM**

Low level w.c., wall mounted wash hand basin, single radiator.

**LIVING ROOM**

14'0" x 11'6" (4.29 x 3.53)

Power points, double radiator, stairs leading off, upvc double glazed French doors leading into:

**SUNROOM**

Upvc double glazed, upvc double glazed French doors into the rear garden.

Stairs from the living room lead to the first floor.

**LANDING**

Access to loft space.

**BEDROOM 1**

11'0" x 8'6" (3.36 x 2.61)

Built in wardrobe space with shelves and hanging rail, double radiator, power points, upvc double glazed window to rear aspect.

**BEDROOM 2**

13'1" x 5'4" (4 x 1.64)

Double radiator, power points, upvc double glazed window to front aspect.

**BATHROOM**

White suite comprising bath, low level w.c., pedestal wash hand basin with tiled splashback, shaver point, upvc double glazed window to rear aspect.

**OUTSIDE**

To the front of the property there is a block paved driveway suitable for the parking of one vehicle. A wooden side gate leads into the rear garden which is laid to lawn and enclosed by fencing.

**SERVICES**

Mains electric, water, gas and drainage.

**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.

**WATER RATES**

Severn Trent.

**LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Eastgate Shopping Centre, Bell Ln,  
Gloucester GL1 1XH

**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 Gloucester Academy turn right at the lights onto Norbury Avenue, follow this road, until taking a turn right into Juniper Avenue. Take the first left where the property can be located 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).

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

