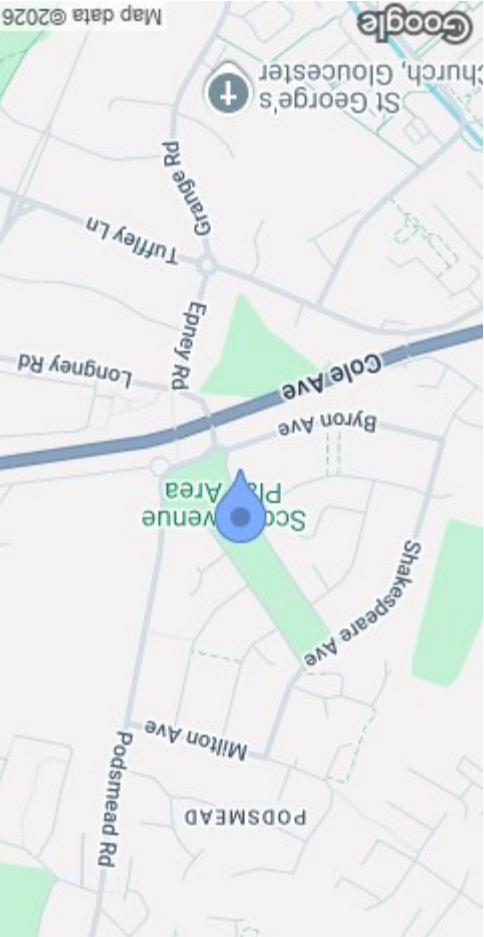


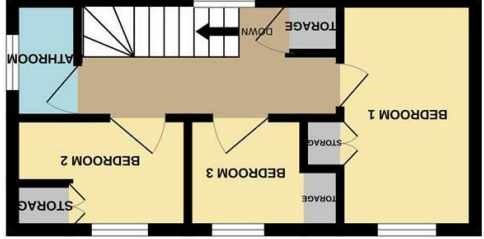


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

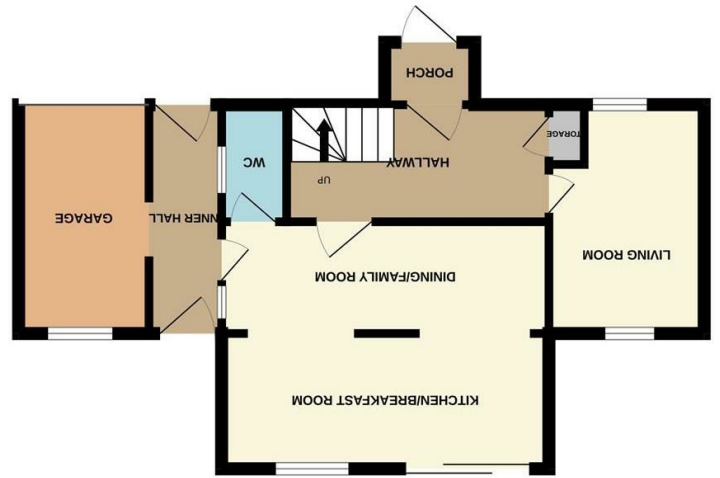
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (low energy 2026)</td></tr> <tr><td>B</td><td>47-55 kWh/m²</td></tr> <tr><td>C</td><td>55-63 kWh/m²</td></tr> <tr><td>D</td><td>63-75 kWh/m²</td></tr> <tr><td>E</td><td>75-85 kWh/m²</td></tr> <tr><td>F</td><td>85-95 kWh/m²</td></tr> <tr><td>G</td><td>95-120 kWh/m² (high energy 2026)</td></tr> </table>	A	39-47 kWh/m ² (low energy 2026)	B	47-55 kWh/m ²	C	55-63 kWh/m ²	D	63-75 kWh/m ²	E	75-85 kWh/m ²	F	85-95 kWh/m ²	G	95-120 kWh/m ² (high energy 2026)	<table border="1"> <tr><td>A</td><td>10-30 gCO₂/m²</td></tr> <tr><td>B</td><td>30-40 gCO₂/m²</td></tr> <tr><td>C</td><td>40-50 gCO₂/m²</td></tr> <tr><td>D</td><td>50-60 gCO₂/m²</td></tr> <tr><td>E</td><td>60-70 gCO₂/m²</td></tr> <tr><td>F</td><td>70-80 gCO₂/m²</td></tr> <tr><td>G</td><td>80-100 gCO₂/m²</td></tr> </table>	A	10-30 gCO ₂ /m ²	B	30-40 gCO ₂ /m ²	C	40-50 gCO ₂ /m ²	D	50-60 gCO ₂ /m ²	E	60-70 gCO ₂ /m ²	F	70-80 gCO ₂ /m ²	G	80-100 gCO ₂ /m ²
A	39-47 kWh/m ² (low energy 2026)																												
B	47-55 kWh/m ²																												
C	55-63 kWh/m ²																												
D	63-75 kWh/m ²																												
E	75-85 kWh/m ²																												
F	85-95 kWh/m ²																												
G	95-120 kWh/m ² (high energy 2026)																												
A	10-30 gCO ₂ /m ²																												
B	30-40 gCO ₂ /m ²																												
C	40-50 gCO ₂ /m ²																												
D	50-60 gCO ₂ /m ²																												
E	60-70 gCO ₂ /m ²																												
F	70-80 gCO ₂ /m ²																												
G	80-100 gCO ₂ /m ²																												



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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



1ST FLOOR



GROUND FLOOR



3 Scott Avenue
 Gloucester GL2 5BE

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£265,000

Extended three bedroom semi detached house with an 18ft dining/family room, a 17ft fitted kitchen/breakfast room with patio doors onto the garden, a downstairs cloakroom and a lovely enclosed rear garden.

Accommodation comprises porch, hallway, lounge, dining/family room, kitchen/breakfast room, cloakroom, bedroom one with a double built in storage cupboard, bedroom two, bedroom three and the newly fitted bathroom with a white suite.

Outside of the property you have off road parking for three vehicles, an undersized garage and a lovely enclosed rear garden with patios and a lawn.

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 PORCH

Tiled floor, windows to front and side elevations, a further upvc double glazed door leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off with storage cupboard under, built in cloaks cupboard.

LOUNGE

16'5 x 11'8 max (5.00m x 3.56m max)

Laminate flooring, single radiator, upvc double glazed windows to front and rear elevations.

DINING/FAMILY ROOM

18'3 x 10'10 max (5.56m x 3.30m max)

Radiator, upvc double glazed window to side elevation, partially glazed door to side elevation, access into the cloakroom, opening into:

KITCHEN/BREAKFAST ROOM

17'4 x 9' max (5.28m x 2.74m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, wall mounted gas fired Worcester combination boiler, electric cooker point, space for table and chairs, single radiator, upvc double glazed window and patio doors to rear elevation onto the garden.

CLOAKROOM

Low level w.c., wash hand basin, partially tiled walls, tiled floor.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, built in linen cupboard, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 1

16'5 x 9'9 (5.00m x 2.97m)

Former open fireplace, double built in storage cupboard, laminate flooring, double radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding.

BEDROOM 2

10'7 x 10'2 max (3.23m x 3.10m max)

Laminate flooring, built in storage cupboard, double radiator, upvc double glazed window to rear elevation.

BEDROOM 3

10'1 x 5'9 (3.07m x 1.75m)

Laminate flooring, storage recess, single radiator, upvc double glazed window to rear elevation.

NEWLY FITTED BATHROOM

6'6 x 5'9 (1.98m x 1.75m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, upvc double glazed window to side elevation.

OUTSIDE

To the front of the property there is a concrete and gravelled driveway providing off road parking for approximately three vehicles which leads to an:

UNDERSIZED GARAGE

13'7 x 6'8 (4.14m x 2.03m)

Up and over door to front elevation, window to rear elevation and power. Behind this there is a:

COVERED PASSAGEWAY

Partially glazed doors to front and rear elevations.

To the rear there is a pleasant enclosed garden which is mainly laid to lawn with paved patios, garden pond, flower borders, bushes and trees all surrounded by fencing.

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 St Barnabas roundabout take Southern Avenue which leads into Cole Avenue and at the traffic lights turn right into Podsmead Road. Take the first turning left into Byron Avenue then immediately right into Scott Avenue 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).