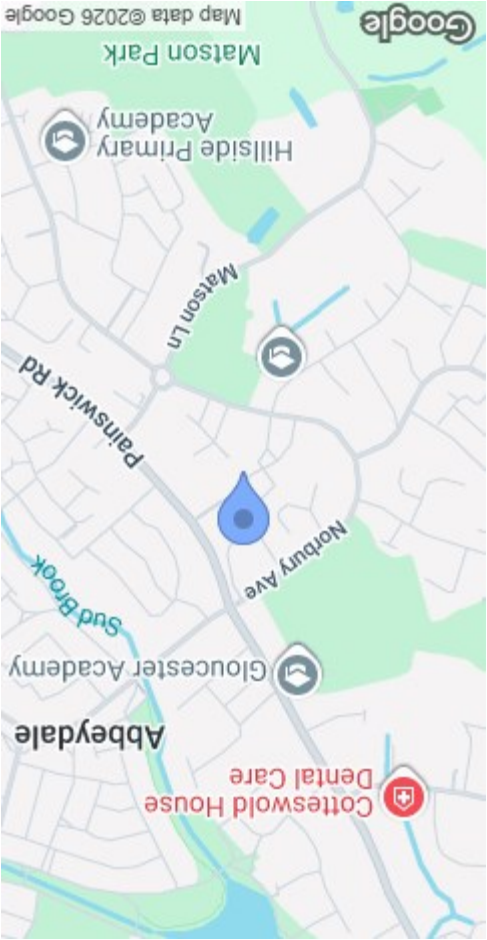
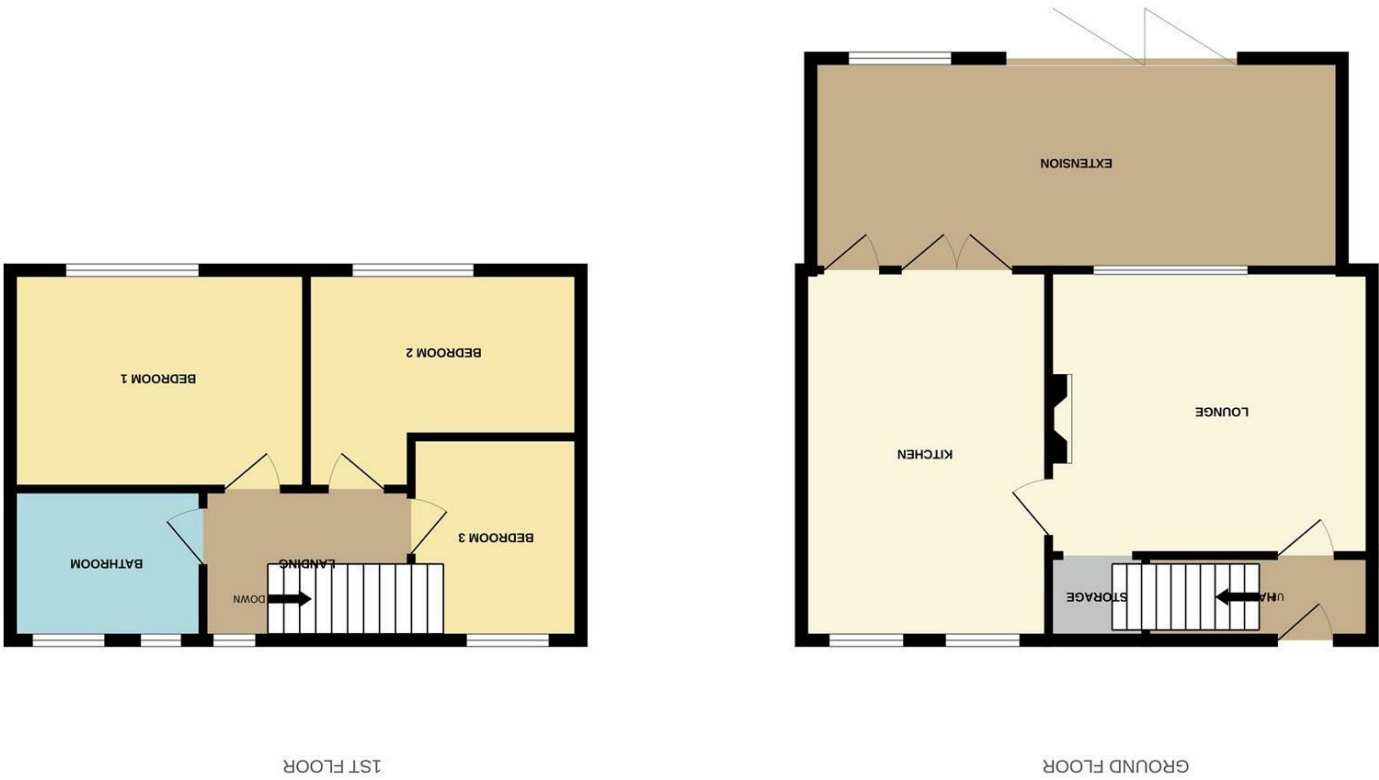


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future	Current	Future
75		87	
Very energy efficient - low running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
(93-100)		(93-100)	
B		B	
(81-92)		(81-92)	
C		C	
(69-80)		(69-80)	
D		D	
(55-68)		(55-68)	
E		E	
(45-54)		(45-54)	
F		F	
(35-44)		(35-44)	
G		G	
(1-34)		(1-34)	
Not energy efficient - high running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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£200,000

Lang Easy Form constructed chain free three bedroom terraced house that would benefit from some improvement works to reach its full potential.

Accommodation comprises hall, lounge with a wood burner, 18ft kitchen/diner, 22ft extension that needs finishing, bedroom one, bedroom two, bedroom three and the bathroom with a modern white suite.

Outside you have a driveway providing off road parking and an enclosed rear garden that needs landscaping.

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 HALL

Stairs leading off.

LOUNGE

15' x 11'1 max (4.57m x 3.38m max)

Wood burning stove with a paved hearth, single radiator, understairs storage recess, double glazed window to rear elevation.

KITCHEN/DINER

18'2 x 11'3 max (5.54m x 3.43m max)

Base and wall mounted units, oak worktop, single drainer stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, tiled floor, downlighters, two upvc double glazed windows to front elevation, through to:

PARTIALLY COMPLETED EXTENSION

22'1 x 9'5 max (6.73m x 2.87m max)

Double glazed windows and doors to rear elevation onto the garden.

From the entrance hall stairs lead to the first floor.

LANDING

Access to loft space, upvc double glazed window to front elevation.

BEDROOM 1

12'10 x 12' max (3.91m x 3.66m max)

Radiator, upvc double glazed window to rear elevation.

BEDROOM 2

12' x 10'6 (3.66m x 3.20m)

Single radiator, upvc double glazed window to rear elevation.

BEDROOM 3

9'10 x 7'6 max (3.00m x 2.29m max)

Single radiator, upvc double glazed window to front elevation.

BATHROOM

8'7 x 5'5 (2.62m x 1.65m)

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, towel rail, tiled floor, fully tiled walls, downlighters, two upvc double glazed windows to front elevation.

OUTSIDE

To the front there is a driveway providing off road parking.

To the rear there is an enclosed garden that is in need of landscaping.

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 take Painswick Road towards Painswick and at the traffic lights turn right into Norbury Avenue then take the first left into Penhill 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).

AWAITING VENDOR APPROVAL

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

