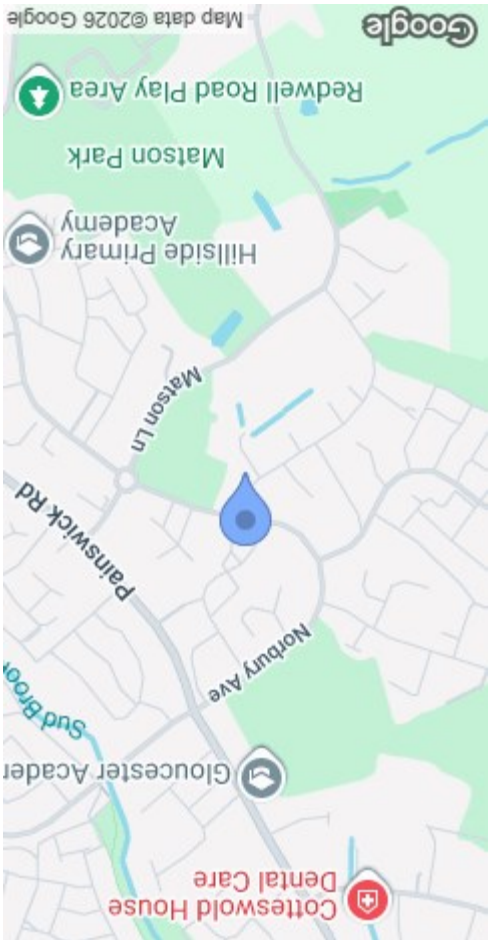


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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£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 upto 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.