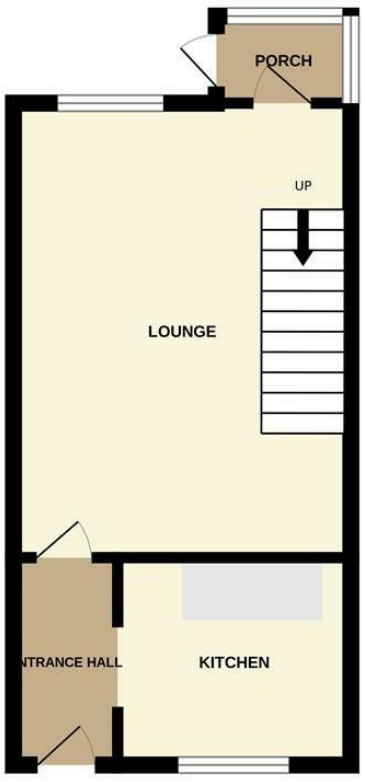
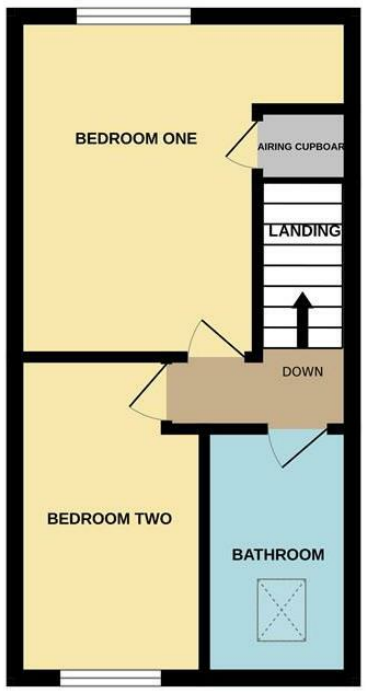
16 Hasfield Close
Gloucester GL2 4GJ

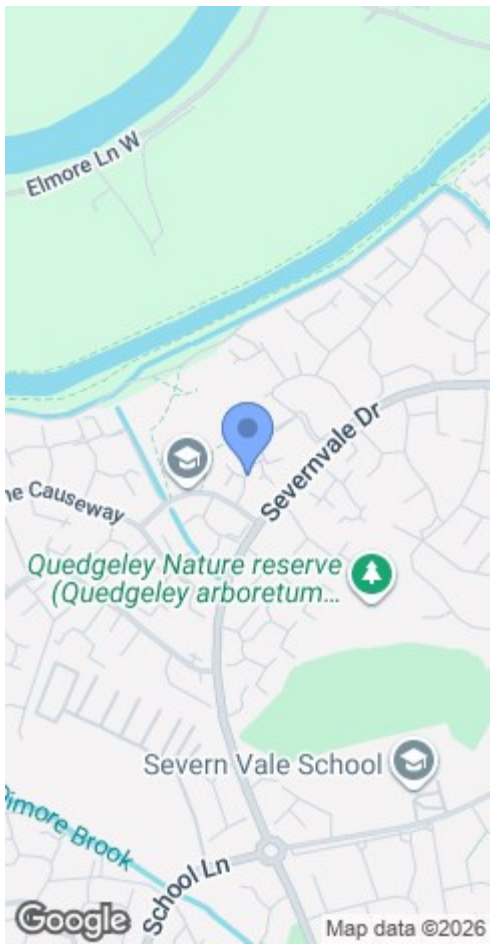
STEVE GOOCH
ESTATE AGENTS | EST 1985

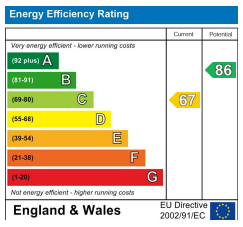
GROUND FLOOR

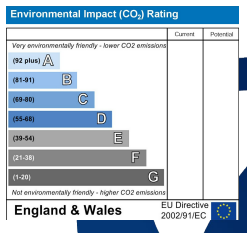


1ST FLOOR









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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27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

£210,000

Chain free well presented two bedroom end terraced house with a fitted kitchen that has built in appliances, gas fired central heating, upvc double glazing and off road parking for two vehicles situated within a popular small cul-de-sac.

Accommodation comprises hallway, kitchen, 15ft lounge, rear porch, bedroom one with a fitted cupboard, bedroom two and the bathroom with a white suite.

Outside of the property you have off road parking for two vehicles and a low maintenance enclosed rear garden with a wooden built shed.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff.
The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.

Entrance via upvc double glazed door into:

ENTRANCE HALL
Single radiator, coat hanging space, archway through to:

KITCHEN
7'9 x 7'2 (2.36m x 2.18m)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with mixer tap, built in electric oven with four ring hob over, wall mounted gas fired combination boiler, plumbing for washing machine, space for fridge/freezer, front aspect double glazed upvc window over looking the cul-de-sac.

LOUNGE
15'18 x 11'18 (4.57m x 3.35m)
Ornamental fireplace surround and hearth, laminate flooring, Tv point, two double radiators, rear aspect upvc double glazed window overlooking the garden, upvc double glazed door into:

PORCH
6'11 x 3 (2.11m x 0.91m)
Upvc glazed, side aspect door to the garden.

FROM THE LOUNGE, THE STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to loft space.

BEDROOM 1
11'8 x 11'7 (3.56m x 3.53m)
Built in storage cupboard, double radiator, rear aspect upvc glazed window overlooking playing fields.

BEDROOM 2
11'11 x 6'8 (3.63m x 2.03m)
Single radiator, front aspect double glazed upvc window.

BATHROOM
7'9 x 4'7 (2.36m x 1.40m)
White suite comprising panelled bath with mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, shaving point and light, extractor fan, Velux roof light.

OUTSIDE
To the front of the property there is tarmac and a pathway leading to the front door. There is a further allocated off road parking space within a short distance from the property. To the rear of the property there is a low maintenance enclosed paved garden with a wooden built shed and fencing surround.

SERVICES
Mains water, electric, drainage and gas.

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, 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
From our Tuffley office, head south on Windsor Drive, then follow the A38 Bristol Road towards Quedgeley. Turn right onto School Lane, then left into Hasfield Close, where the property can be found on the left.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).