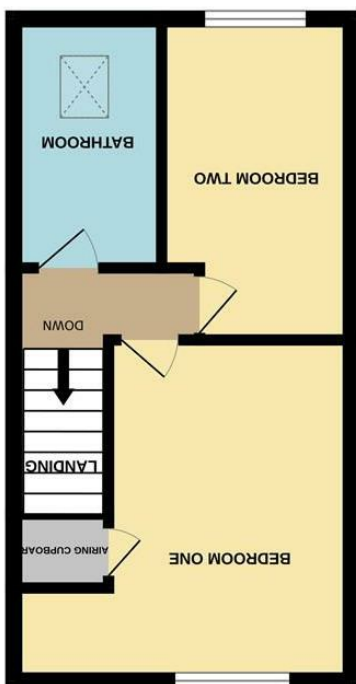
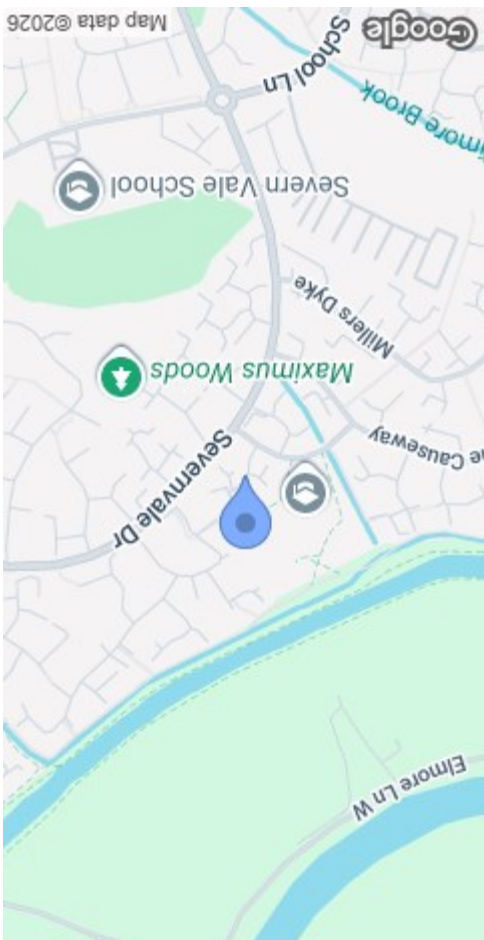




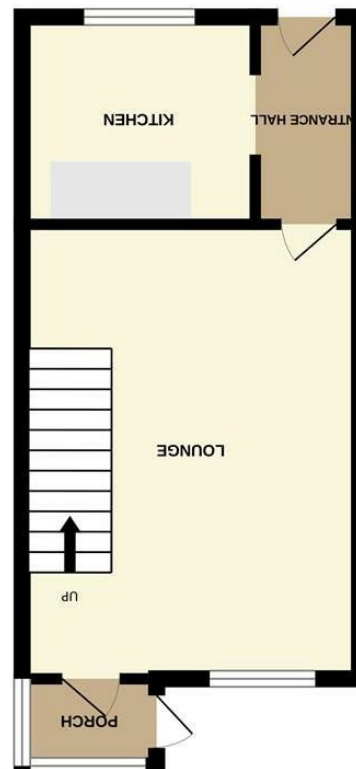
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other features are approximate and no responsibility is taken for any error or omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, the services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (93-100) Green B (81-92) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (111-120) Yellow-Green C (120-130) Yellow D (130-140) Orange E (140-150) Red-Orange F (150-160) Red G (160-170) Dark Red



1ST FLOOR



GROUND FLOOR



16 Hasfield Close
 Gloucester GL2 4GJ

£220,000

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, 15' 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, tile 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 overlooking 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)

Double radiator, rear aspect UPVC glazed window overlooking playing fields, built-in storage cupboard.

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 paneled bath with mixer tap and shower head attachment, low level WC, pedestal wash hand basin, shaving point and light, extractor fan, Velux roof light.

OUTSIDE

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

SERVICES

Mains water and 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 - 7.00pm 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).

AWAITING VENDOR APPROVAL

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

