

England & Wales 2009/10

Environmental Impact (CO₂) Rating

Target: 87

Current: 75

Rating Scale: 1 (Best) to 5 (Worst)

Rating	Percentage
1	1.7%
2	1.3%
3	10.4%
4	18.4%
5	68.2%

Energy Efficiency Rating

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The second floor plan includes three bedrooms, a bathroom, and a central landing. Bedroom 1 is located in the top left, Bedroom 2 in the top right, and Bedroom 3 in the bottom right. The bathroom is situated in the bottom left. A central landing area provides access to all rooms, with a staircase labeled 'DOWN' leading to the first floor.

This floor plan shows a 2-bedroom house with a kitchen, lounge, extension, and stairs. The kitchen is on the left, the lounge is on the right, and the extension is at the top. The stairs lead up from the lounge area. The plan includes a storage area and a bathroom.

A map of the area around Abbeydale, showing the location of Cotterwold House Dental Care marked with a red pin. The map includes labels for Matson Park, Hillside Primary Academy, Painswick Rd, Sud Brook, Gloucester Academy, Norbury Ave, and Cotterwold House Dental Care.



£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.

