



3 Highworth Road

, Gloucester, GL1 4RW

£225,000



We are delighted to welcome to the open market, for the first time in over 40 years, this much-loved family home being sold chain free.

The property offers generous internal living accommodation and is perfectly suited to first-time buyers, while also providing a fantastic opportunity for those looking to add their own stamp over time.



Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed frosted windows to both sides. Door through to:

Hallway

Stairs leading to first floor, radiator, laminate flooring. Door through to:

Lounge

Upvc double glazed windows to front, television point, power points, laminate flooring, opening too:

Dining Room

Sliding doors to conservatory, laminate flooring, radiator, opening too:

Kitchen

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, partly tiled walls, power points.

Utility Room

Upvc double glazed door to side, base level units with roll edge work tops, wall mounted combination boiler.

Cloakroom

Double glazed window to rear, low level wc & pedestal wash hand basin, radiator.

Conservatory

Two sets of double doors to side & rear, windows throughout, laminate flooring, radiator.

First Floor Landing

Upvc double glazed window, access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, laminate flooring.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed to rear.

Agents Note

This property is of British Iron & Steel Federation (BISF) construction. The current owners do hold a mortgage on the property; however, we strongly advise all prospective purchasers to seek guidance from a mortgage advisor regarding lending criteria prior to arranging a viewing.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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