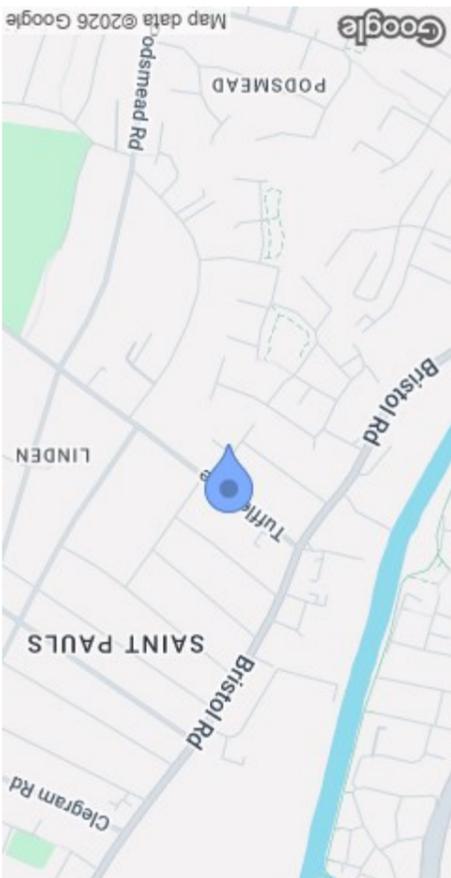




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) 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 (102-149 g/kWh) Yellow-Green C (149-176 g/kWh) Yellow D (176-214 g/kWh) Orange E (214-253 g/kWh) Red-Orange F (253-292 g/kWh) Red G (292-354 g/kWh) Dark Red

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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48 Newark Road
 Gloucester GL1 5TW

£240,000

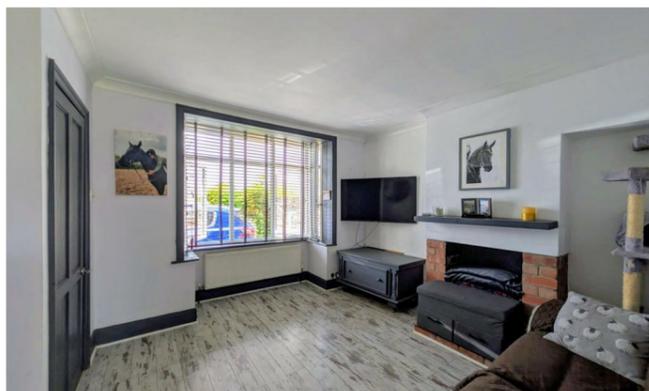
Bay fronted 1950's two double bedroom semi detached house with a 100ft rear garden, a 21ft outbuilding, replacement windows and doors and gas fired central heating situated in a popular location.

Accommodation comprises hallway, lounge with a bay window and a former open fireplace, fitted kitchen with French doors onto the patio, side entrance porch/lean to, utility, w.c, bedroom one with a built in wardrobe, bedroom two and the bathroom with a white suite.

Outside of the property you have parking at the front and a lovely enclosed 100ft rear garden with a patio, lawn, plants, bushes and a 21ft outbuilding with power and lighting.

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.



Newly fitted double glazed front door leads into:

ENTRANCE HALLWAY

Tiled floor, cloaks hanging space, coved ceiling, stairs leading off.

LOUNGE

13'3 x 11'9 max (4.04m x 3.58m max)

Former open fireplace with a brick surround and a tiled hearth, laminate flooring, coved ceiling, double radiator, upvc double glazed bay window to front elevation overlooking the surrounding area.

KITCHEN

15'1 x 8'4 max (4.60m x 2.54m max)

Base and wall mounted units, oak worktops, double Belfast style sink unit with a chrome mixer tap, Range style cooker with a five burner gas hob and electric ovens, laminate flooring, coved ceiling, understairs storage cupboard, upvc double glazed French doors to rear elevation onto the garden, upvc double glazed door to side elevation into:

SIDE ENTRANCE PORCH/LEAN TO

20'1 x 4'4 (6.12m x 1.32m)

Doors to front and rear elevations, glazed roof.

UTILITY

Laminated worksurface, plumbing for automatic washing machine and a wall mounted gas fired combination boiler.

W.C.

Low level w.c., window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Coved ceiling, upvc double glazed window to side elevation.

BEDROOM 1

12' x 11'4 max (3.66m x 3.45m max)

Former open fireplace, built in wardrobe, coved ceiling, double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

9' x 8'7 (2.74m x 2.62m)

Double radiator, coved ceiling, access to partially boarded loft space, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BATHROOM

5'8 x 5'2 (1.73m x 1.57m)

Newly fitted white suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, shaver point, chrome heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE

To the front of the property there is off road parking for one vehicle. To the side there is access to the side entrance porch/lean to.

To the rear there is a lovely enclosed garden with a paved patio leading onto a lawn with plants, shrubs, bushes and trees. Then onto a further garden area which is laid to lawn with fruit trees, raised beds and a:

DETACHED OUTBUILDING

21'10 x 9'8 (6.65m x 2.95m)

Upvc double glazed French doors and two windows to front elevation, power and lighting.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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.

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 Gloucester office, head along Windsor Drive towards Grange Road. Turn left onto Grange Road. At the roundabout take the second exit onto Epney Road, following round until the lights. Go straight over at the lights following the road around onto Podsmead Road. At the end of the road, turn left onto Tuffley Avenue and then second left onto Newark Road where the property can be found located on your 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).