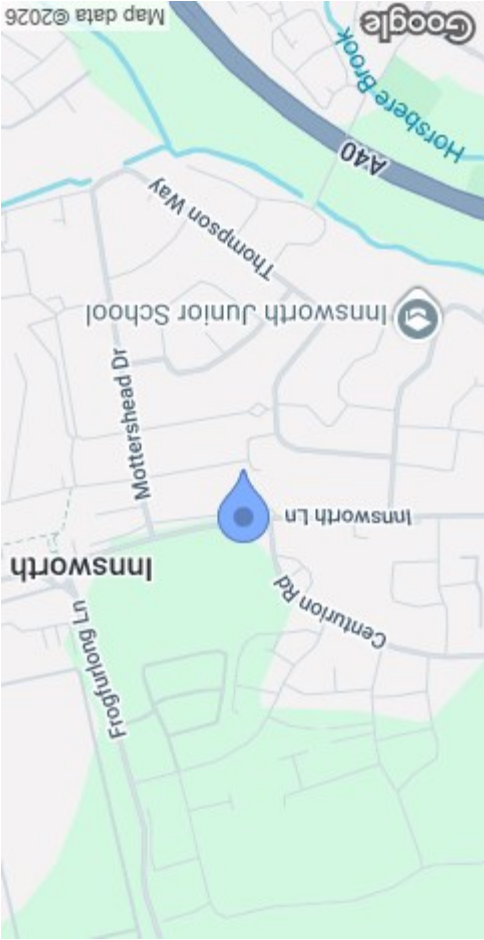


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
Energy Efficiency Rating (CO ₂) Rating			
England & Wales			
2002/91/EC			
EU Directive			
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Average energy efficiency		C	
Below average energy efficiency		D	
Poor energy efficiency - high running costs		E	
Very poor energy efficiency - high running costs		F	
Extremely poor energy efficiency - very high running costs		G	
England & Wales			
2002/91/EC			
EU Directive			
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Average energy efficiency		C	
Below average energy efficiency		D	
Poor energy efficiency - high running costs		E	
Very poor energy efficiency - high running costs		F	
Extremely poor energy efficiency - very high running costs		G	

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 operation or efficiency can be given.
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£280,000

Chain Free Lang Easy Form constructed three bedroom semi detached bay fronted house with gas fired central heating, upvc double glazing, two toilets and a driveway providing off road parking situated near the end of a cul-de-sac.

Accommodation comprises hallway, lounge with a bay window, dining room with patio doors onto the garden, fitted kitchen with built in appliances, utility room, cloakroom, bedroom one with built in wardrobes, bedroom two with a built in wardrobe, bedroom three, the bathroom with a white suite and the separate w.c.

Outside you have a driveway providing off road parking and a pleasant enclosed rear garden with a patio, lawn, greenhouse and a shed.

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.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

12'3 x 6' max (3.73m x 1.83m max)

Oak style flooring, stairs leading off with storage cupboard under, cloaks hanging space, single radiator.

LOUNGE

14'4 x 12'6 max (4.37m x 3.81m max)

Oak style flooring, fireplace with a coal effect gas fire, tv point, upvc double glazed bay window to front elevation overlooking the cul-de-sac.

DINING ROOM

10'4 x 8'9 (3.15m x 2.67m)

Oak style flooring, single radiator, upvc double glazed patio doors to rear elevation onto the garden.

KITCHEN

11' x 9'6 max (3.35m x 2.90m max)

Oak fronted base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in four burner gas hob and extractor hood, built in electric oven, built in dishwasher, tiled floor, single radiator, upvc double glazed window to rear elevation overlooking the rear garden, matching door to side elevation, through to:

PARTIALLY COVERED PASSAGEWAY

Gives access into:

UTILITY ROOM

7'6 x 4'6 (2.29m x 1.37m)

Plumbing for automatic washing machine, power and lighting, through to:

CLOAKROOM

5'1 x 4'6 (1.55m x 1.37m)

Low level w.c., wash hand basin with a mixer tap and cupboard below, towel rail, built in storage cupboard, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space via a pull down ladder, upvc double glazed window to side elevation.

BEDROOM 1

12'9 x 11'2 max (3.89m x 3.40m max)

Two built in wardrobes, single radiator, upvc double glazed bay window to front elevation overlooking the cul-de-sac.

BEDROOM 2

11'2 x 10'3 max (3.40m x 3.12m max)

Built in wardrobe, single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

8'5 x 8'2 max (2.57m x 2.49m max)

Built in storage cupboard, single radiator, upvc double glazed window to rear elevation.

BATHROOM

7'4 x 5'3 max (2.24m x 1.60m max)

White suite comprising panelled bath with a mixer tap and shower unit over, wash hand basin with a mixer tap and cupboard below, single radiator, fully tiled walls, cupboard housing the gas fired combination boiler, upvc double glazed window to side elevation.

SEPARATE W.C.

Low level w.c., fully tiled walls, upvc double glazed window to side elevation.

OUTSIDE

To the front of the property there is a garden which is laid to lawn and shale. To the side there is a driveway providing off road parking.

To the rear there is a pleasant enclosed garden which is laid to lawn with a paved patio, flower borders, plants, shrubs, bushes, greenhouse and storage shed all surrounded by panelled fencing.

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
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 Innsworth Lane turn right into Rookery Road and continue along here then turn right into Swallow Crescent then left into Gray Close where the property can be found at the end of the cul-de-sac.

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.