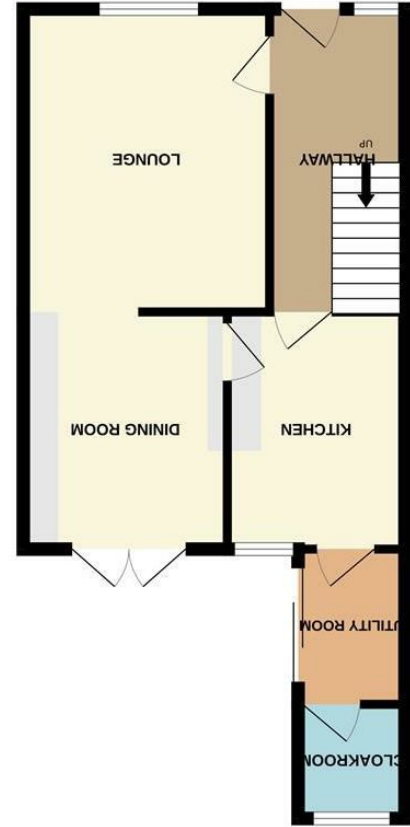
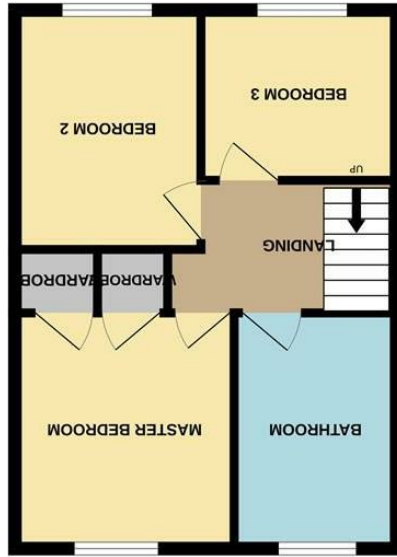
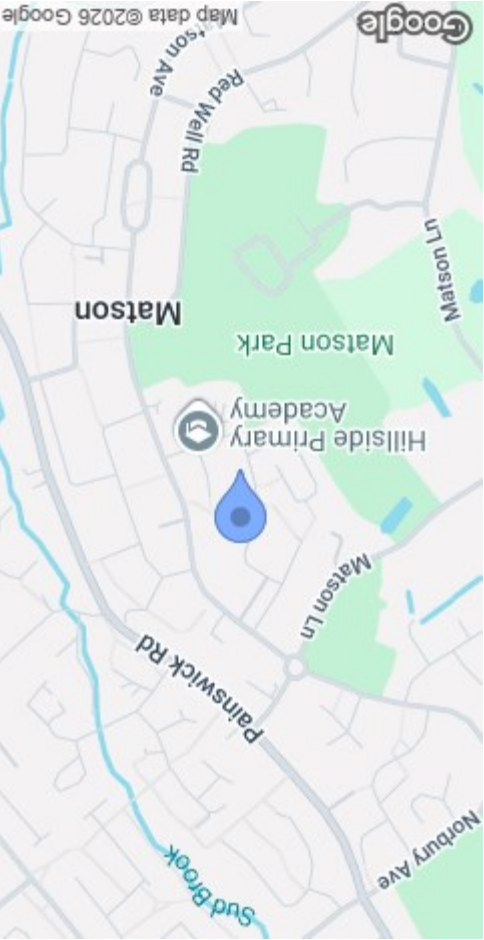




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 and areas are approximate and no responsibility is taken for any error or omission or mis-statement. The data is for illustrative purposes only and should be used as such only. As to the quality of energy, see green.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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43 Underhill Road
 Matson, Gloucester GL4 6HD

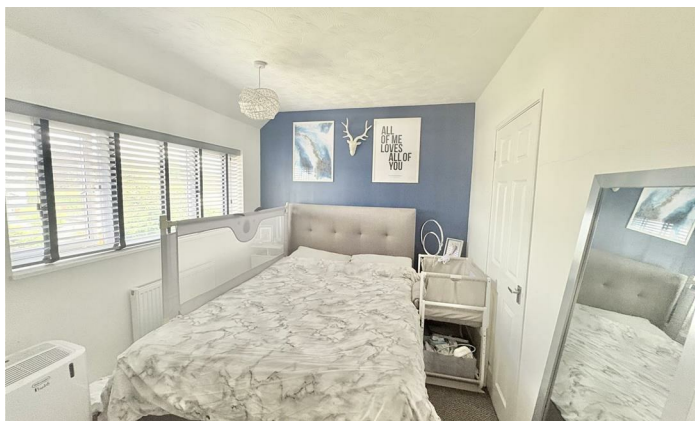
£227,500

A well presented three bedroom end terrace family home being of Lang Easy Form construction with an enclosed rear garden measuring 50ft in length.

The accommodation comprises entrance hall, lounge, dining room, kitchen, utility room and downstairs cloakroom. Whilst to the first floor three bedrooms and family bathroom.

Additional benefits include gas fired central heating, upvc double glazing throughout, good size enclosed rear garden and convenient and popular location.

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.



Part upvc glazed door with matching side window leads into:

ENTRANCE HALL

Various doors leading off, stairs leading off with storage area under, radiator, tiled flooring, door into:

LOUNGE

12'7" x 10'0" (3.85m x 3.05m)

Power points, upvc double glazed window to front aspect, opening through to:

DINING ROOM

8'11" x 8'3" (2.73m x 2.52m)

Laminate flooring, power points, radiators, upvc French doors into the rear garden.

KITCHEN

10'4" x 9'6" (3.16m x 2.92m)

Modern white kitchen comprising a range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer unit with a mixer tap over, plumbing and space for a dishwasher, four burner gas hob with extractor fan over, electric double oven, breakfast bar area, radiator, upvc double glazed window to rear aspect and door into:

UTILITY ROOM

Plumbing for automatic washing machine, space for tumble dryer, space for an American style fridge/freezer, laminate flooring, upvc sliding patio doors giving access into the garden, door leads into:

CLOAKROOM

White suite comprising low level w.c., modern wash hand basin with a vanity unit below, wall mounted mirror fronted medicine cabinet, modern heated towel rail, upvc opaque window to rear aspect.

From the entrance hall stairs lead to the first floor.

LANDING

Access into the boarded roof space with a ladder, various doors leading off.

BEDROOM 1

11'9" x 8'5" (3.60m x 2.57m)

Double built in wardrobes, radiator, power points, upvc double glazed window overlooking the rear garden.

BEDROOM 2

10'0" x 7'10" (3.07m x 2.39m)

Radiator, power points, upvc double glazed window to front aspect.

BEDROOM 3

10'7" x 7'3" (3.24m x 2.22m)

Radiator, power points, decorative panelling, upvc double glazed window to front aspect.

FAMILY BATHROOM

Modern white suite comprising low level w.c., pedestal wash hand basin, modern panelled bath with an electric and Victorian showerhead over, part tiled walls, radiator, tiled flooring, opaque double glazed window overlooking the rear garden.

OUTSIDE

To the front there is a gravelled hardstanding with gated side access which leads round to the rear. The rear garden has a patio area stepping down onto a large lawned area and is all enclosed by a combination of timber 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: A
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 Painswick Road roundabout proceed along Painswick Road towards Abbeydale. At the traffic lights continue straight across and take the next turning right into Matson Lane. At the roundabout turn left into Matson Avenue then turn right into Underhill Road where the property can be found after a short distance on the right 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).

