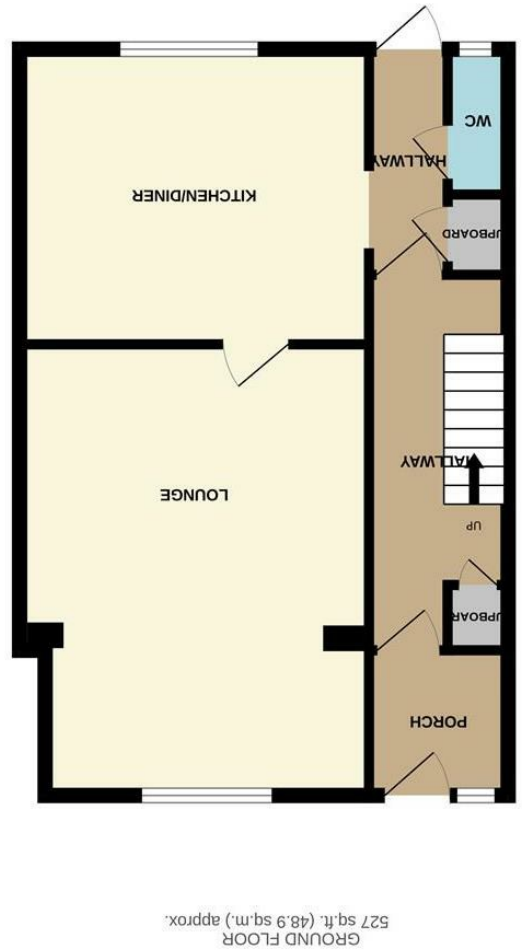
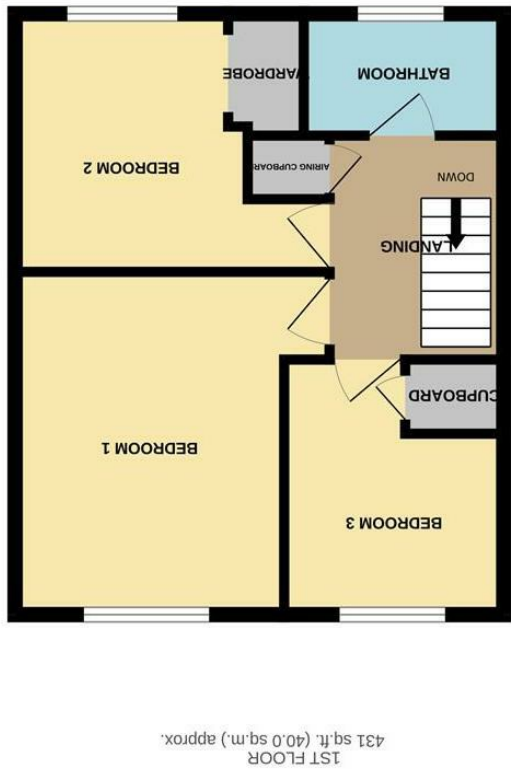
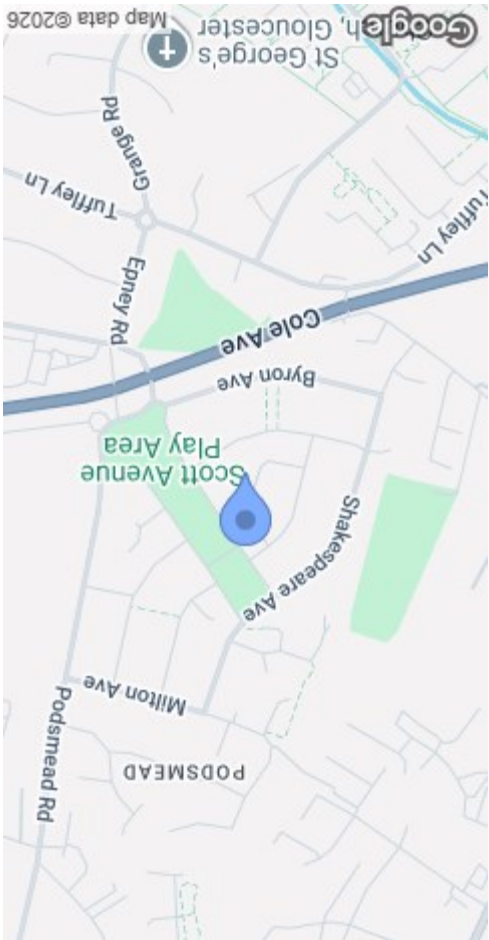


TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.



Offers Over £225,000

Spacious extended three bedroom terraced house with gas fired central heating, upvc double glazing, a downstairs toilet and a generous enclosed rear garden all situated within a small cul-de-sac close to grammar schools.

Accommodation comprises porch, hallway with a storage cupboard, rear hallway with a storage cupboard and a wc, fitted kitchen/diner with a nearly new combi boiler, extended lounge, bedroom one, bedroom two with a wardrobe recess, bedroom three with a storage cupboard and the bathroom with a white suite.

Outside of the property you have allocated off road parking and a very pleasant enclosed rear garden with a patio, lawn, fruit trees and a brick shed surrounded by panelled fencing.

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 PORCH

5'6 x 5'4 (1.68m x 1.63m)

Cloaks hanging space, door through to:

ENTRANCE HALL

14'4 x 5'8 max (4.37m x 1.73m max)

Stairs leading off, double radiator, built in storage cupboard, door leads into:

REAR ENTRANCE HALL

Tiled floor, single radiator, built in storage cupboard, upvc double glazed door to rear elevation onto the patio.

CLOAKROOM

5'7 x 2'5 max (1.70m x 0.74m max)

Low level w.c., corner wash hand basin with tiled splashback, tiled floor, window to rear elevation.

KITCHEN/DINER

13'4 x 11'3 (4.06m x 3.43m)

Oak fronted base and wall mounted units, laminated worktops, tiled splashbacks, two and a half bowl stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, gas cooker with a four burner gas hob and double oven, Worcester combination boiler (less than a year old), space for fridge/freezer, space for table and chairs, double radiator, upvc double glazed window to rear elevation overlooking the garden.

EXTENDED LOUNGE

18'4 x 13'4 max (5.59m x 4.06m max)

Double radiator, tv point, double glazed window to front elevation.

From the entrance hall stairs lead to the first floor.

LANDING

Access to loft space, airing cupboard with slatted shelving and electric heater.

BEDROOM 1

13'6 x 11'9 max (4.11m x 3.58m max)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 2

13'5 x 11'4 max (4.09m x 3.45m max)

Single radiator, wardrobe recess, upvc double glazed window to rear elevation.

BEDROOM 3

9'10 x 8'7 max (3.00m x 2.62m max)

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

BATHROOM

7'1 x 5'8 (2.16m x 1.73m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is allocated off road parking. A pathway leads to the front door.

To the rear there is a very pleasant well maintained enclosed garden with a paved patio. A pathway leads along to an expanse of lawn, fruit trees, a further paved patio, brick built storage shed and personal access gate to the rear. The whole is surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Water meter.

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 St Barnabas roundabout take Southern Avenue which leads into Cole Avenue and at the traffic lights turn right into Podsmead Road. Take the first turning left into Byron Avenue then immediately right into Scott Avenue. Proceed along here taking the first turning left into Keats Avenue then the first turning right into Burns Avenue and continue along here taking the first turning right into Eliot Close 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).