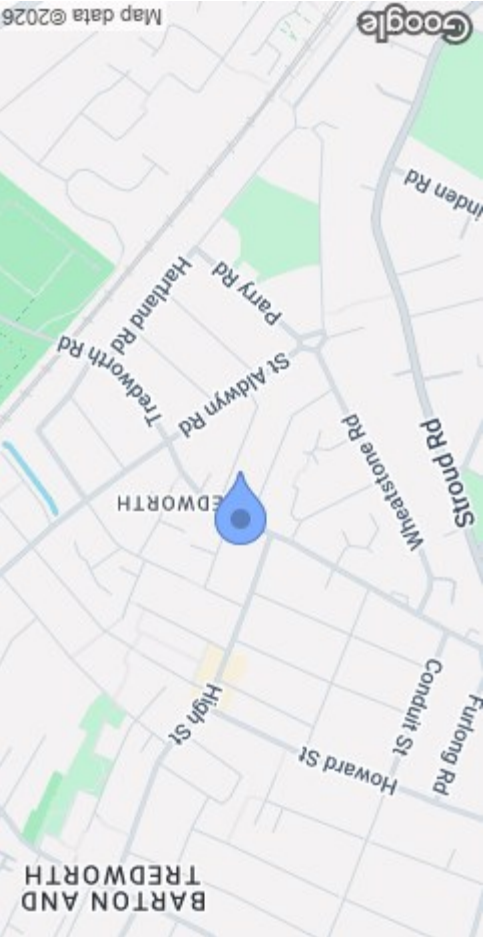




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. They have been prepared for general information only and should be used as a guide only. Prospective purchasers, tenants and any other areas are advised to check the accuracy of the floorplan and measurements as to their own satisfaction. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See page 10 for more information.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (low energy cost) B: 81-92 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 45-54 kWh/m <sup>2</sup> F: 35-44 kWh/m <sup>2</sup> G: 1-34 kWh/m <sup>2</sup> (high energy cost)	 A: 102 g/kWh (low CO <sub>2</sub> emissions) B: 111-120 g/kWh C: 120-130 g/kWh D: 130-140 g/kWh E: 140-150 g/kWh F: 150-160 g/kWh G: 160-180 g/kWh (high CO <sub>2</sub> emissions)



18 Nelson Street  
 Gloucester GL1 4QX

**£175,000**

Two double bedroom Victorian terraced house with gas fired central heating, upvc double glazing and an enclosed rear garden situated conveniently on this small side road.

Accommodation comprises lounge, kitchen/diner, lobby with a boiler cupboard, bathroom with a white suite, bedroom one and bedroom two.

Outside of the property you have an enclosed rear garden with a patio, flower borders 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:

#### **LOUNGE**

13'2 x 9'10 max (4.01m x 3.00m max)

Double radiator, laminate flooring, coved ceiling, stairs leading off, upvc double glazed window to front elevation, opens into:

#### **KITCHEN/DINER**

13'1 x 10'4 max (3.99m x 3.15m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, gas cooker point, extractor hood, single radiator, tiled floor, plumbing for automatic washing machine, coved ceiling, upvc double glazed window to rear elevation, partially glazed door into:

#### **REAR LOBBY**

Tiled floor, cupboard housing the gas fired central heating boiler, upvc double glazed door to side elevation.

#### **BATHROOM**

7'5 x 6'1 (2.26m x 1.85m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, tiled floor, single radiator, upvc double glazed window to side elevation.

From the lounge stairs lead to the first floor.

#### **LANDING**

Doors leading off.

#### **BEDROOM 1**

13'2 x 10'4 max (4.01m x 3.15m max)

Single radiator, access to loft space, upvc double glazed window to rear elevation.

#### **BEDROOM 2**

13'2 x 9'1 max (4.01m x 2.77m max)

Single radiator, upvc double glazed window to front elevation.

#### **OUTSIDE**

To the rear there is an enclosed garden with a paved patio, flower borders and a wooden built shed.

#### **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 St Barnabas roundabout take Finlay Road and at the next roundabout turn left into Tredworth Road. Proceed along for some distance, go straight across the traffic lights and then take the first left into Nelson Street where the property can be located.

#### **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.