

The White House, 90 Finlay Road
Gloucester GL4 6TP

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £395,000

A BEAUTIFULLY PRESENTED and RECENTLY RENOVATED EXTENDED THREE BEDROOM DETACHED FAMILY HOME offered to the market with NO ONWARD CHAIN. The property boasts an OUTSTANDING 25FT OPEN PLAN KITCHEN/FAMILY/DINING ROOM providing an IMPRESSIVE SPACE FOR MODERN FAMILY LIVING, LANDSCAPED REAR GARDEN alongside OFF ROAD PARKING.

The accommodation comprises entrance hallway, living room, cloakroom, kitchen/family/dining room whilst to the first floor master bedroom, bedroom two, bedroom three and shower room.

Additional benefits include DOUBLE GLAZING THROUGHOUT, GAS FIRED CENTRAL HEATING with a new Worcester combination boiler, OFF ROAD PARKING and A PRIVATE ENCLOSED REAR GARDEN with a storage 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 wood effect door leads into:

ENTRANCE HALLWAY
Doors leading off, storage cupboard housing a new Worcester combination boiler, stairs leading off, power points, radiator.

LIVING ROOM
12'1" x 12'0" max (3.68m x 3.66m max)
Power points, vertical radiator, upvc double glazed bay window to front elevation.

KITCHEN/FAMILY/DINING ROOM
25'6" x 18'3" (7.79m x 5.58m)
Light grey shaker style kitchen with base and wall mounted units, marble effect worksurface, one and a half bowl sink and drainer with a mixer tap, integrated induction hob with extractor over, integrated oven, plumbing for automatic washing machine and dishwasher, space for freestanding fridge/freezer, Island with storage below, power points, two radiators, downlighters, skylight, aluminium double glazed bifold doors leading out onto the rear garden.

CLOAKROOM
Low level w.c., wall mounted wash hand basin with vanity unit below, downlighters, upvc double glazed opaque window to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Power point, upvc double glazed window to side elevation.













BEDROOM 1
12'3" x 11'10" max (3.75m x 3.62m max)
Power points, radiator, upvc double glazed bay window to front elevation.

BEDROOM 2
12'0" x 10'7" (3.66m x 3.25m)
Access to loft space via a pull down ladder, radiator, power points, upvc double glazed window to rear elevation.

BEDROOM 3
8'1" x 7'1" (2.48m x 2.17m)
Power points, radiator, upvc double glazed window to rear elevation.

SHOWER ROOM
Double shower unit with a waterfall shower, low level w.c., wall mounted wash hand basin with vanity unit below, heated towel rail, fully tiled walls, upvc double glazed opaque window to front elevation.

OUTSIDE
To the front there is a shale driveway providing off road parking for two vehicles, outside power point, outdoor lighting. Double wooden gates at the side lead into the rear garden.

To the rear there is a large raised decked area with steps leading down to a shale pathway with artificial grass either side, outside tap, outside power point, outside lighting and a large storage 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: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.

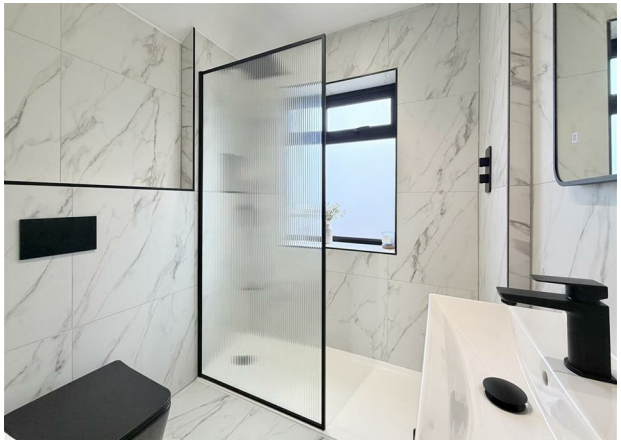
VIEWING

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our office proceed to Grange Road and turn right and continue along to the end turning left onto Stroud Road. Follow this road to the roundabout taking the third exit off into Finlay Road where the property can be found after a short distance on the left hand side.







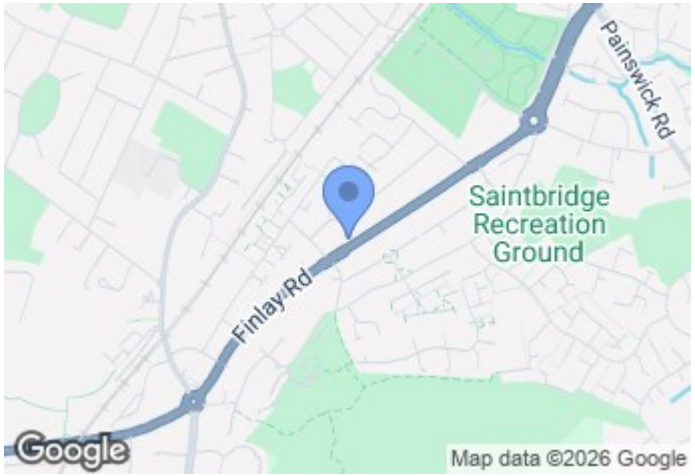


PROPERTY SURVEYS

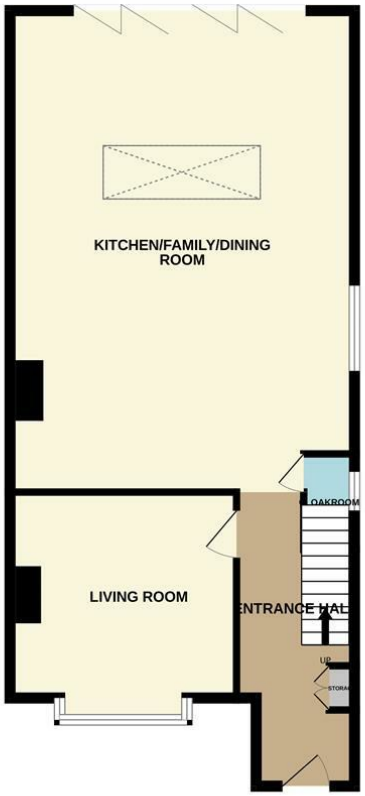
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



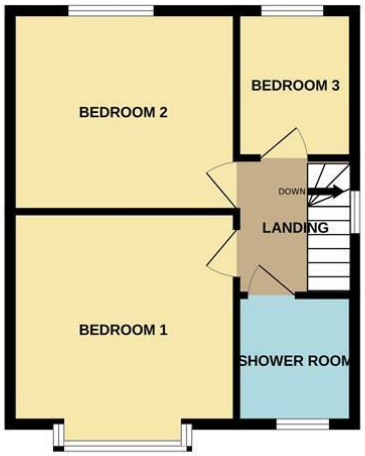




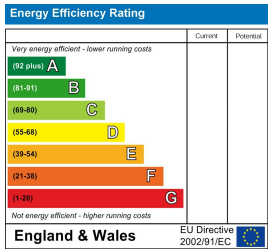
GROUND FLOOR

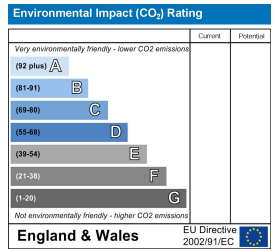


1ST FLOOR



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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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.

