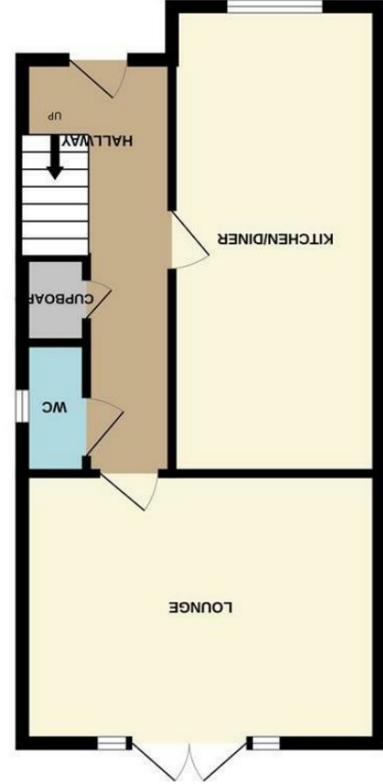
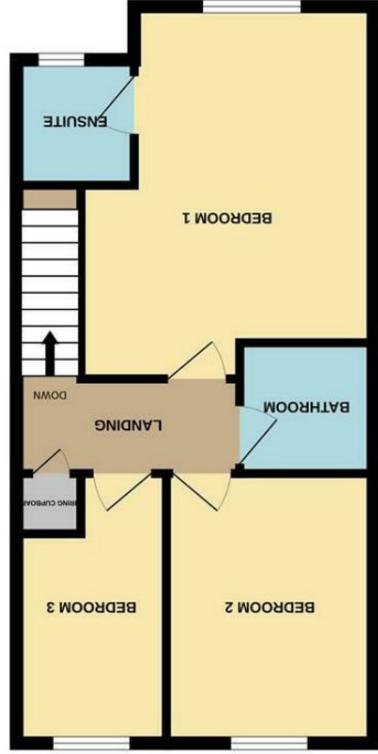




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other areas are approximate and no responsibility is taken for any errors. Prospective purchasers, the services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. The plan is for illustrative purposes only and should be used as such. Any measurements shown are approximate and no responsibility is taken for any errors.



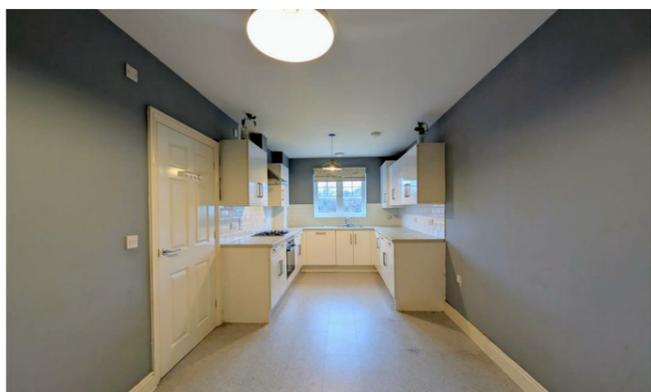
**£275,000**

Chain Free spacious three bedroom property built in 2017 with an en-suite shower room, double glazing, gas fired central heating, an enclosed low maintenance rear garden and off road parking for two vehicles situated on the edge of a popular development.

Accommodation comprises hallway, cloakroom, fitted kitchen/diner with built in appliances, lounge with French doors onto the garden, bedroom one with its en-suite shower room, bedroom two, bedroom three and the family bathroom with a white suite.

Outside you have a driveway providing off road parking for two vehicles and a low maintenance 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.



Double glazed front door leads into:

#### **ENTRANCE HALLWAY**

17'8 x 6'6 max (5.38m x 1.98m max)

Stairs leading off with storage cupboard under, single radiator.

#### **CLOAKROOM**

Low level w.c., corner wash hand basin with a mixer tap and tiled splashback, single radiator, extractor fan.

#### **LOUNGE**

15'6 x 11'8 max (4.72m x 3.56m max)

Two single radiators, tv point, upvc double glazed French doors onto the garden.

#### **KITCHEN/DINER**

20'2 x 8'8 (6.15m x 2.64m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with chrome mixer tap, built in four burner gas hob, extractor hood and electric oven, built in dishwasher, built in washing machine, space for table and chairs and fridge/freezer, single radiator, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

#### **LANDING**

Access to loft space, airing cupboard with a hot water cylinder and shelving.

#### **BEDROOM 1**

16'4 x 11'6 max (4.98m x 3.51m max)

Single radiator, upvc double glazed window to front elevation, through to:

#### **EN-SUITE SHOWER ROOM**

5'2 x 5'1 (1.57m x 1.55m )

Corner shower enclosure and unit, low level w.c, pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, heated towel rail, upvc double glazed window to front elevation.

#### **BEDROOM 2**

12' x 9'1 (3.66m x 2.77m)

Single radiator, upvc double glazed window to rear elevation.

#### **BEDROOM 3**

12'1 x 6'3 max (3.68m x 1.91m max)

Single radiator, upvc double glazed window to rear elevation.

#### **FAMILY BATHROOM**

6'5 x 5'7 (1.96m x 1.70m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, heated towel rail, extractor fan.

#### **OUTSIDE**

To the front there is a tarmac driveway providing off road parking for two vehicles, a small garden with plants and bushes.

To the rear there is an enclosed low maintenance garden measures 29ft x 16ft and is laid to paving stones with a wooden built storage shed. All enclosed by brick walling and fencing with a personal access gate at the rear.

#### **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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From St Barnabas roundabout proceed down Stroud Road towards the city centre and take the first exit off the mini roundabout into Tuffley Avenue. Proceed along here to the end turning left onto Bristol Road then left into Barron Way then first right where the property can be located 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)