# 18 Vicarage Road
Gloucester GL1 4LD









18 VICARAGE ROAD GLOUCESTER

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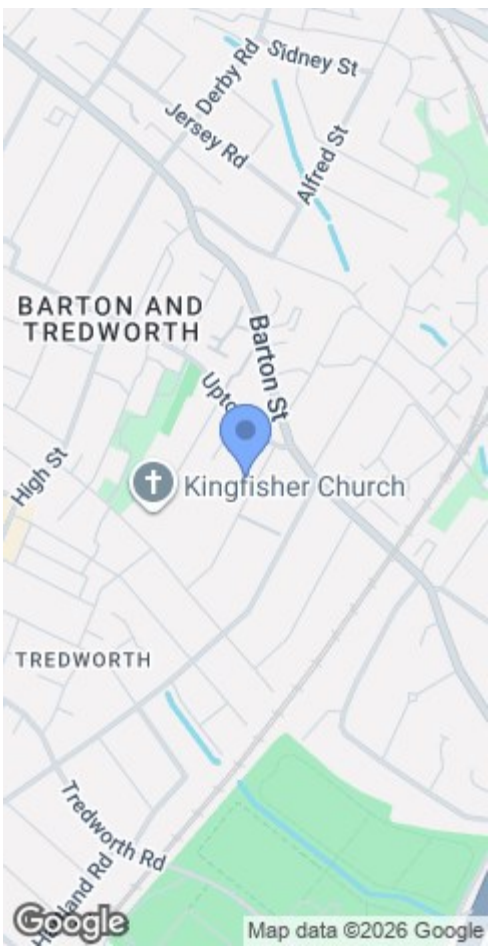


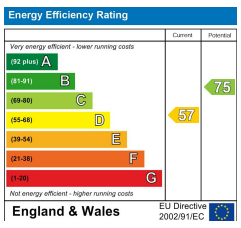


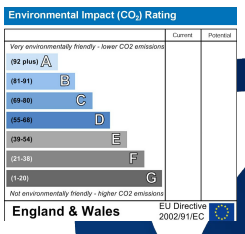


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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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.

# £250,000

CHAIN FREE SPACIOUS THREE DOUBLE BEDROOM BAY FRONTED VICTORIAN HOUSE with a 20FT FITTED KITCHEN, a DOWNSTAIRS TOILET, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING and a PLEASANT ENCLOSED 60FT REAR GARDEN situated in a popular convenient location.

Accommodation comprises porch, HALLWAY with ORNATE TILES, DINING ROOM with FRENCH DOORS, LOUNGE with a BAY WINDOW, 20FT FITTED KITCHEN, UTILITY ROOM, CLOAKROOM, BEDROOM ONE with a BAY WINDOW, BEDROOM TWO, BEDROOM THREE and BATHROOM with a WHITE SUITE.

Outside you have a SMALL ENCLOSED FRONT GARDEN and a PLEASANT ENCLOSED REAR GARDEN with a lawn, patio and 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.















Front door leads into:

## ENTRANCE PORCH
A further fully glazed door leads into:

## ENTRANCE HALLWAY
Original ornate tiled floor, single radiator, stairs leading off with storage cupboard under, telephone point.

## DINING ROOM
12'2 x 9'5 max (3.71m x 2.87m max)
Wall lights, coved ceiling, two single radiators, upvc double glazed French doors to rear elevation, double sliding doors into:

## LOUNGE
14' x 11'6 max (4.27m x 3.51m max)
Single radiator, upvc double glazed bay window to front elevation.

## KITCHEN/BREAKFAST ROOM
20'9 x 9'8 max (6.32m x 2.95m max)
Oak fronted base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, built in dishwasher, electric cooker point, coved ceiling, understairs storage cupboard, double radiator, wall mounted gas fired combination boiler, two upvc double glazed windows to side elevation, through to:

## UTILITY ROOM
7'1 x 6'3 (2.16m x 1.91m)
Tiled floor, single radiator, upvc double glazed windows to rear and side elevations, matching door to side elevation.

## CLOAKROOM
6'3 x 2'4 (1.91m x 0.71m)
Low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, tiled floor, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

## LANDING
Built in storage cupboard, access to loft space.

## BEDROOM 1
15'1 x 14' max (4.60m x 4.27m max)
Double radiator, upvc double glazed window to front elevation.

## BEDROOM 2
12'1 x 9'6 max (3.68m x 2.90m max)
Single radiator, upvc double glazed window to rear elevation.

## BEDROOM 3
13'5 x 10' max (4.09m x 3.05m max)
Single radiator, upvc double glazed window to rear elevation.

## BATHROOM
9'2 x 6'5 max (2.79m x 1.96m max)
White suite comprising shower bath with a mixer tap and shower unit over, pedestal wash hand basin, low level w.c., chrome heated towel rail, partially tiled walls, upvc double glazed window to side elevation.

## OUTSIDE
To the front there is a tiled pathway leading to the front door and a garden which is laid to gravel.

There is shared side access leading to the rear garden which is mainly laid to lawn with a concreted patio, plants, bushes and a 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: 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 Painswick Road roundabout proceed towards the City Centre and continue under the railway bridge taking the fourth left hand turning where signposted into Upton Street then the first left hand turning into Vicarage Road 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.