

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.

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Offers Over £140,000

Chain free spacious two double bedroom first floor maisonette with a modern fitted kitchen, upvc double glazing and allocated off road parking situated at the end of a popular cul-de-sac.

Accommodation comprises entrance area and stairs, landing, 14ft lounge, fitted kitchen, bedroom one, bedroom two and the bathroom with a white suite.

Outside you have allocated off road parking and communal gardens that are laid to lawn.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff.

The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.



Upvc double glazed door leads into:

ENTRANCE AREA

Upvc double glazed window to side elevation, stairs upto the first floor.

LANDING

Access to loft space, wall mounted electric heater, airing cupboard with an insulated hot water cylinder and slatted shelving, upvc double glazed window to side elevation.

LOUNGE

14'9 x 10'8 (4.50m x 3.25m)

Two electric wall mounted heaters, tv point, telephone point, coved ceiling with downlighters, upvc double glazed window to front elevation overlooking the cul-de-sac.

KITCHEN

11' x 7' (3.35m x 2.13m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit, electric cooker point, extractor point, space for fridge/freezer, plumbing for automatic washing machine, upvc double glazed window to front elevation.

BEDROOM 1

11'5 x 10'9 (3.48m x 3.28m)

Wall mounted electric heater, upvc double glazed window to rear elevation overlooking the surrounding area.

BEDROOM 2

12'6 x 8'8 max (3.81m x 2.64m max)

Wall mounted electric heater, upvc double glazed window to rear elevation.

BATHROOM

11'1 x 5'11 max (3.38m x 1.80m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, shaver point, heated towel rail, partially tiled walls, upvc double glazed window to side elevation.

OUTSIDE

There are communal gardens which are laid to lawn and off road parking.

SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: A
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Leasehold.

LEASE

99 Years Remaining.

MAINTENANCE CHARGES

£200.00 Per Annum.

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.

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 the centre of Quedgeley proceed along Bristol Road with The Hayway public house on your right hand side and Aldi on your left then take the third exit off the roundabout and proceed along turning right then right again in Cheviot Close 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.