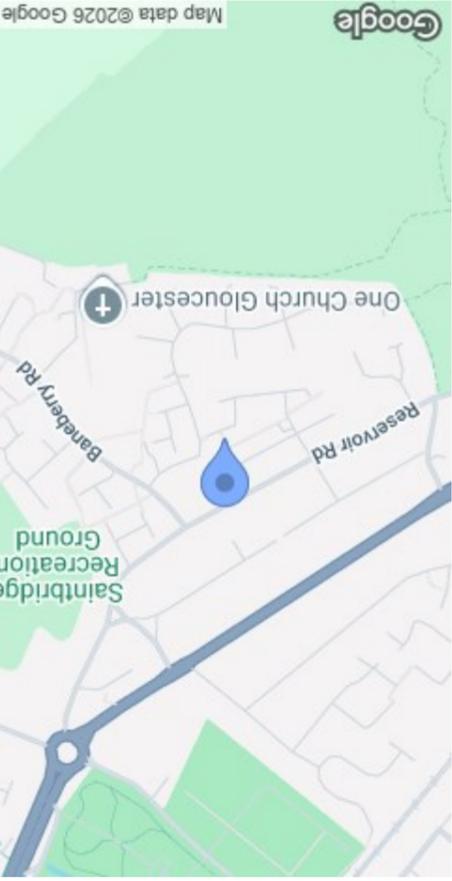


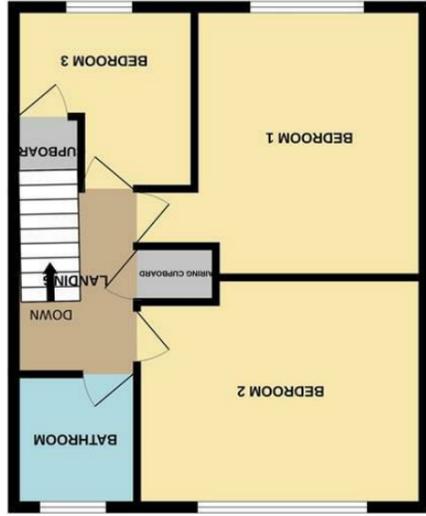


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

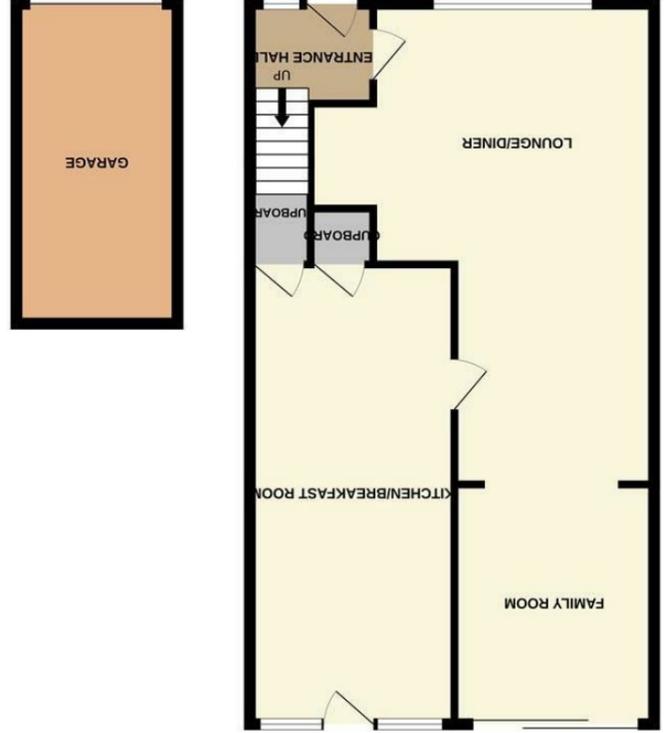
England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



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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1ST FLOOR



GROUND FLOOR



59 Robinswood Gardens
 Gloucester GL4 6TA

Offers Over £220,000

Extended three bedroom terraced house with a single garage, gas fired central heating, upvc double glazing and a very pleasant enclosed rear garden situated in a convenient position overlooking a green.

Accommodation comprises hallway, 23ft lounge which opens to the dining that has patio doors onto the garden, 22ft fitted kitchen/breakfast room, bedroom one, bedroom two, bedroom three and the bathroom.

Outside you have a front garden that is laid to lawn and a very pleasant enclosed rear garden with a patio, lawn and a gate that gives access to the single en-bloc garage.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. 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.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

Double radiator, stairs leading off, upvc double glazed window to front elevation.

LOUNGE

23'9 x 13'7 max (7.24m x 4.14m max)

Double and single radiators, tv point, coved ceiling, upvc double glazed window to front elevation overlooking the surrounding area, archway through to:

DINING ROOM

11'9 x 9'7 (3.58m x 2.92m)

Double radiator, double glazed patio doors to rear elevation onto the garden.

KITCHEN/BREAKFAST ROOM

22'1 x 7'2 (6.73m x 2.18m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, understairs storage cupboard, double radiator, upvc double glazed door and window to rear elevation onto the garden.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, cupboard housing the gas fired combination boiler.

BEDROOM 1

13'2 x 10'8 max (4.01m x 3.25m max)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area and wooded hillside beyond.

BEDROOM 2

10'9 x 10'4 max (3.28m x 3.15m max)

Single radiator, upvc double glazed window to rear elevation with views over the surrounding countryside and hillsides beyond.

BEDROOM 3

9' x 7'8 max (2.74m x 2.34m max)

Single radiator, built in storage cupboard, upvc double glazed window to front elevation.

BATHROOM

5'9 x 5'1 (1.75m x 1.55m)

Suite comprising panelled bath with a mixer tap, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, upvc double glazed window to rear elevation.

OUTSIDE

To the front of the property there is a paved pathway leading to the front door and a garden which is laid to lawn.

To the rear there is a pleasant enclosed garden which is mainly laid to lawn with a paved patio, plants, bushes and at the rear there is personal access gate which leads to:

SINGLE EN-BLOC GARAGE

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

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

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.

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 Reservoir Road and proceed along here for approximately three quarters of a mile then turning right where signposted into Robinswood Gardens 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).