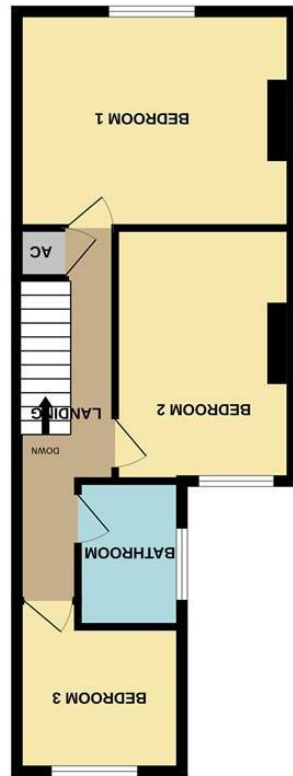
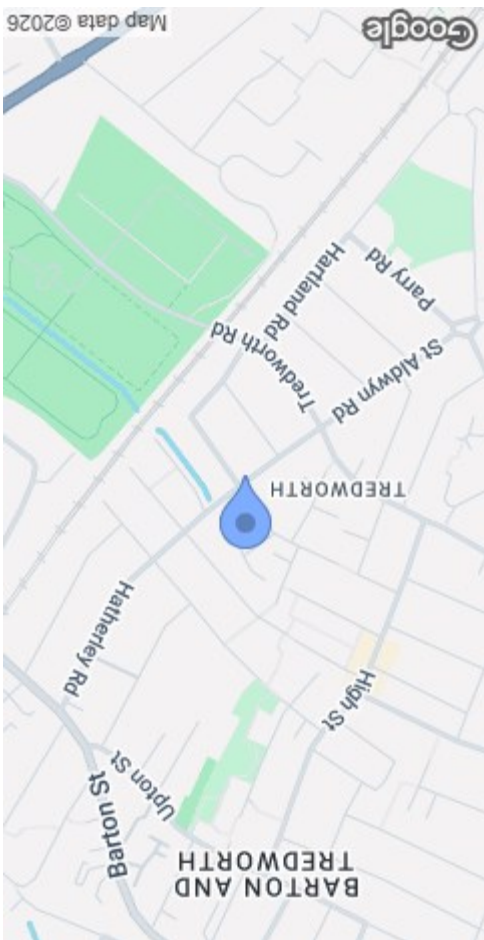




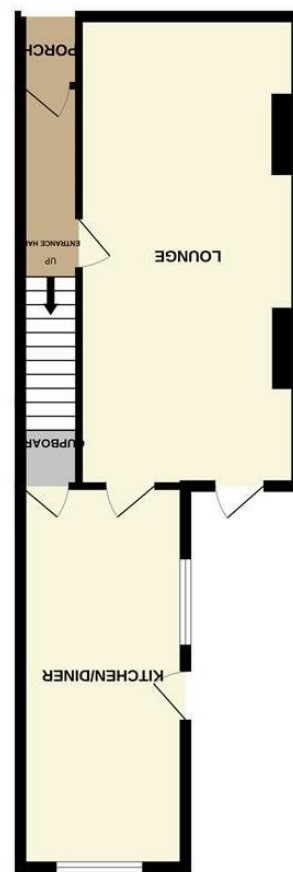
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. They have been prepared for general purposes and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their quality or efficiency and the green 'E' energy rating is based on a standard set of assumptions. The floor plan is for general purposes and should not be used for any other purpose.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>15-47</td></tr> <tr><td>B</td><td>48-63</td></tr> <tr><td>C</td><td>64-80</td></tr> <tr><td>D</td><td>81-93</td></tr> <tr><td>E</td><td>94-102</td></tr> <tr><td>F</td><td>103-112</td></tr> <tr><td>G</td><td>113-138</td></tr> </table>	A	15-47	B	48-63	C	64-80	D	81-93	E	94-102	F	103-112	G	113-138	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
A	15-47																												
B	48-63																												
C	64-80																												
D	81-93																												
E	94-102																												
F	103-112																												
G	113-138																												
A	1-10																												
B	11-20																												
C	21-30																												
D	31-40																												
E	41-50																												
F	51-60																												
G	61-70																												



1ST FLOOR



GROUND FLOOR



81 Hatherley Road
 Gloucester GL1 4PH

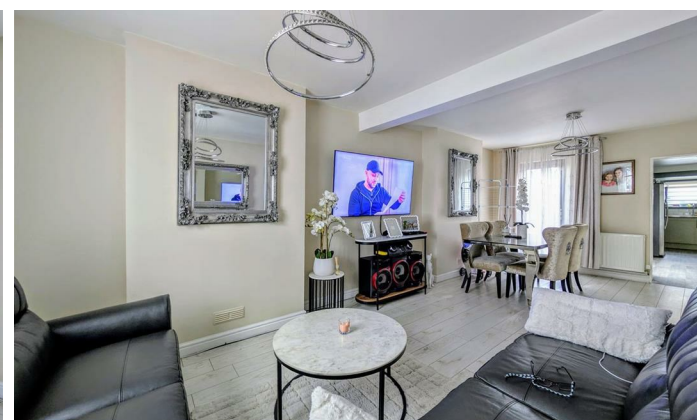
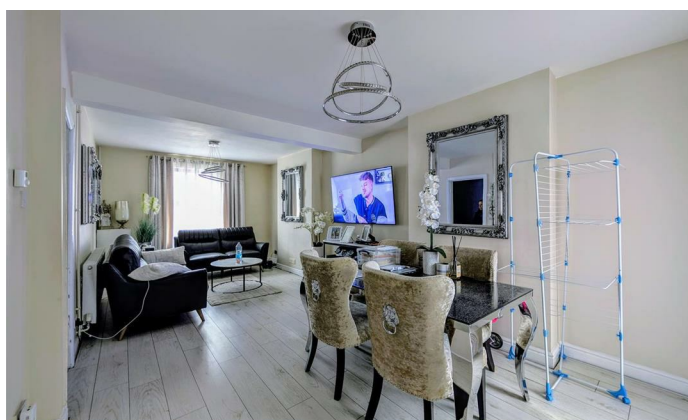
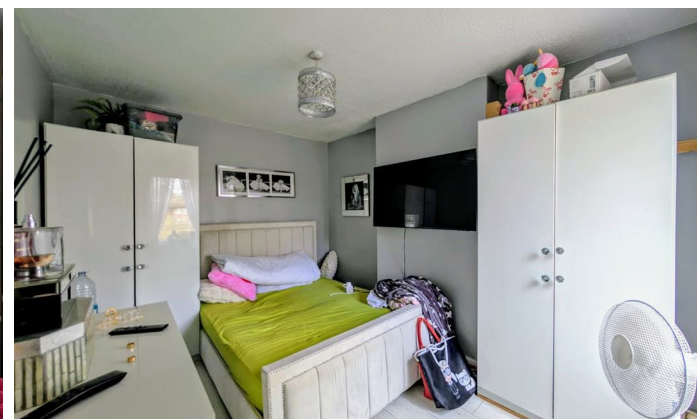
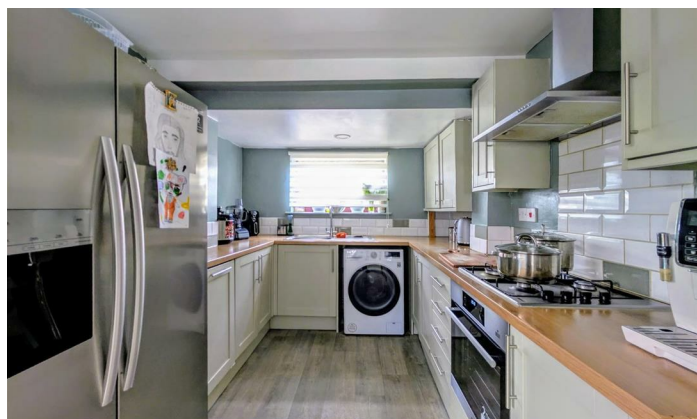
£220,000

Spacious three bedroom terraced Victorian house with a modern fitted kitchen/breakfast room, gas fired central heating, upvc double glazing and an enclosed low maintenance rear garden.

Accommodation comprises hallway, lounge/diner, fitted kitchen/breakfast room, bedroom one, bedroom two, bedroom three and the bathroom with a white suite.

Outside you have a small tarmac front garden and a low maintenance paved enclosed rear garden.

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.



Partially glazed front door leads into:

ENTRANCE HALL

Laminate flooring, single radiator, stairs leading off.

LOUNGE

24'2 x 11'2 (7.37m x 3.40m)

Laminate flooring, two double radiators, tv point, upvc double glazed window to front elevation, matching door to rear elevation.

KITCHEN/DINER

19'5 x 8'4 max (5.92m x 2.54m max)

Modern wall and base mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with mixer tap, double radiator, space for table and chairs, understairs storage cupboard, wall mounted gas fired combination boiler, upvc double glazed windows to rear and side elevations.

From the entrance hall stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM ONE

14'4 x 11'1 max (4.37m x 3.38m max)

Upvc double glazed window to front elevation, single radiator.

BEDROOM TWO

12'6 x 9'2 max (3.81m x 2.79m max)

Laminate flooring, single radiator, upvc double glazed window to rear elevation.

BEDROOM THREE

9'5 x 8'6 max (2.87m x 2.59m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

BATHROOM

8'3 x 5'5 (2.51m x 1.65m)

White suite comprising panelled bath with shower unit over, low level w.c, pedestal wash hand basin, fully tiled walls, double radiator, upvc double glazed window to side elevation.

OUTSIDE

The front garden is laid to tarmac with a pathway leading to the front door and is enclosed by a low wall.

The low maintenance rear garden extends to approximately 46ft and is laid to patio fully enclosed by panel fencing.

SERVICES

Mains water, electricity, drainage, gas.

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 Finlay Road turn where signposted on the roundabout into Tredworth Road. Proceed along, under the railway bridge, taking the second right into Hatherley Road where the property can be found on the right 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).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.