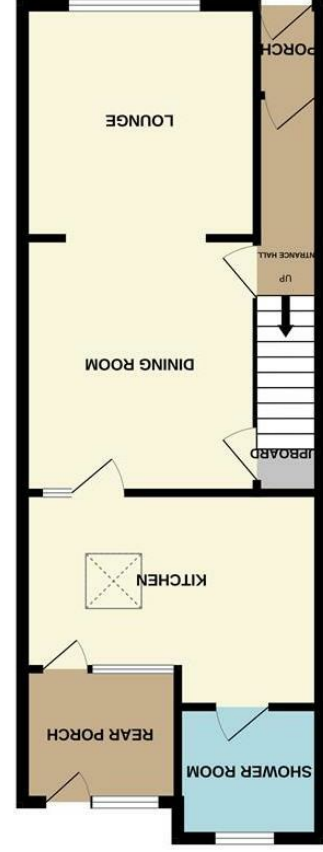
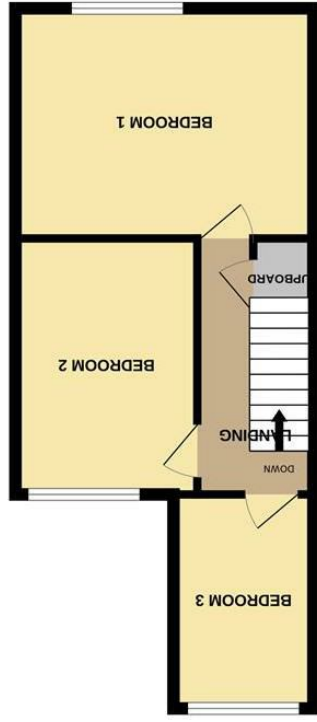
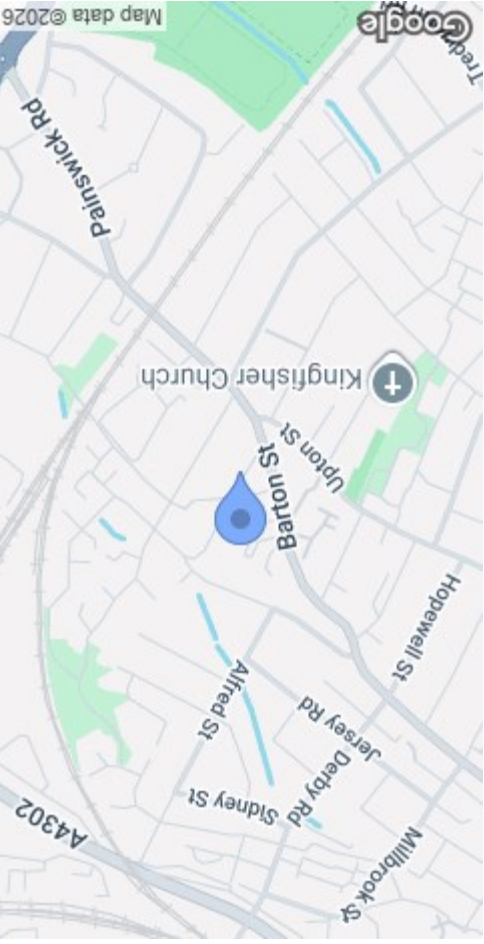




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
A (93-100 kWh/m <sup>2</sup> per year)	A (10-15 g/kWh per year)
B (81-92 kWh/m <sup>2</sup> per year)	B (16-20 g/kWh per year)
C (69-80 kWh/m <sup>2</sup> per year)	C (21-25 g/kWh per year)
D (55-68 kWh/m <sup>2</sup> per year)	D (26-31 g/kWh per year)
E (45-54 kWh/m <sup>2</sup> per year)	E (31-35 g/kWh per year)
F (35-44 kWh/m <sup>2</sup> per year)	F (36-40 g/kWh per year)
G (21-34 kWh/m <sup>2</sup> per year)	G (41-45 g/kWh per year)
H (15-20 kWh/m <sup>2</sup> per year)	H (46-50 g/kWh per year)
I (1-14 kWh/m <sup>2</sup> per year)	I (51-55 g/kWh per year)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any inaccuracy or omission. They have been measured for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Can you give?



18 Salisbury Road  
 Gloucester GL1 4JQ

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

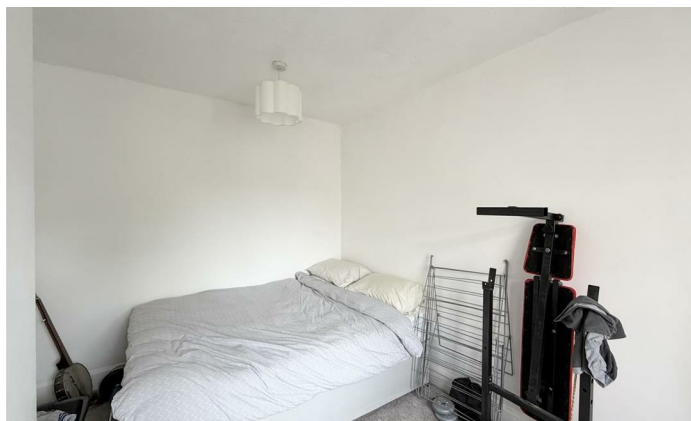
**£195,000**

A very well presented Victorian three bedroom mid terrace property benefiting from some original features having undergone refurbishment to include re-fitted kitchen and shower room and is situated in a convenient location close to local amenities and public transport.

The accommodation comprises entrance hallway, lounge/dining room, kitchen, shower room, rear porch/utility whilst on the first floor three bedrooms.

Additional benefits include private enclosed rear garden, upvc double glazing except for rear doors and gas fired central heating.

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.



Recently fitted composite wood effect door with upvc double glazed windows leads into:

#### ENTRANCE HALLWAY

Stairs leading off, power point, wooden door with opaque windows leads into:

#### LOUNGE/DINING ROOM

23'7" x 11'5" max (7.19m x 3.48m max)

Former fireplace with stone hearth, understairs storage cupboard, radiators, power points, original wooden flooring, upvc double glazed window to front elevation, wooden door with opaque glazing leads into:

#### RE-FITTED KITCHEN

13'11" x 9'10" max (4.25m x 3.01m max)

White High Gloss kitchen fitted in 2024 comprising base, drawer and wall mounted units, roll edge worksurface, stainless steel one and a half bowl single drainer sink unit with a mixer tap, tiled splashbacks, space for cooker, extractor hood, radiator, space for freestanding fridge/freezer, power points, roof light, single glazed window into the rear porch.

#### RE-FITTED SHOWER ROOM

Fitted in December 2025 having a low level w.c., wash hand basin with vanity unit below and mixer tap, fully tiled double shower enclosure, radiator, partly tiled walls, upvc double glazed window to rear elevation.

#### REAR PORCH/UTILITY

6'2" x 6'0" (1.89m x 1.85m)

Plumbing for automatic washing machine, power point, single glazed window and door to rear elevation.

From the entrance hallway stairs lead to the first floor.

#### LANDING

Access to loft space, power point, overstairs storage cupboard.

#### BEDROOM 1

14'1" x 11'8" (4.30m x 3.56m)

Original wooden floorboards, radiator, power points, upvc double glazed window to front elevation.

#### BEDROOM 2

12'4" x 8'6" max (3.78m x 2.60m max)

Storage cupboard housing the wall mounted combination boiler, power points, upvc double glazed window to rear elevation.

#### BEDROOM 3

10'0" x 6'11" (3.07m x 2.12m)

Power points, radiator, upvc double glazed window to rear elevation.

#### OUTSIDE

To the front there is a wall and a wrought iron gate that leads onto a paved area leading to the front door.

#### OUTSIDE

To the rear there is a private enclosed garden predominantly laid to paving with a lawn area and outside tap.

#### SERVICES

Mains water, electricity, gas and drainage.

#### WATER RATES

To be advised.

#### LOCAL AUTHORITY

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

#### TENURE

Freehold.

#### 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 GL1 Leisure Centre take Barton Street turning left where signposted into Hatfield Road and at the end turn left into India Road and follow this road around into Salisbury Road where the property can be found 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).

