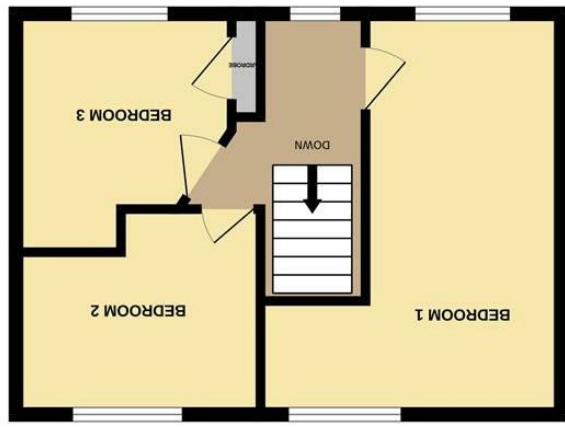
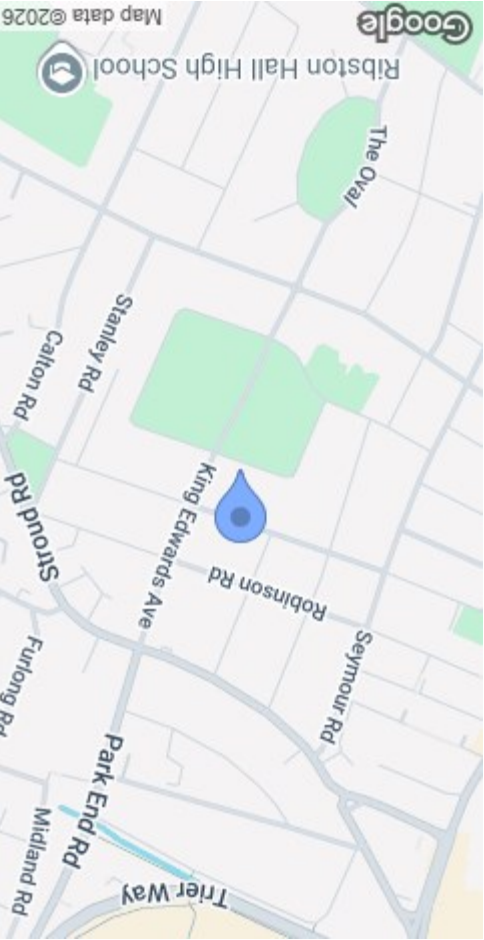




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (21-38)	F (51-60)
G (1-20)	G (61-80)



1ST FLOOR



GROUND FLOOR



3 Dorney Road  
 Gloucester GL1 5QL



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

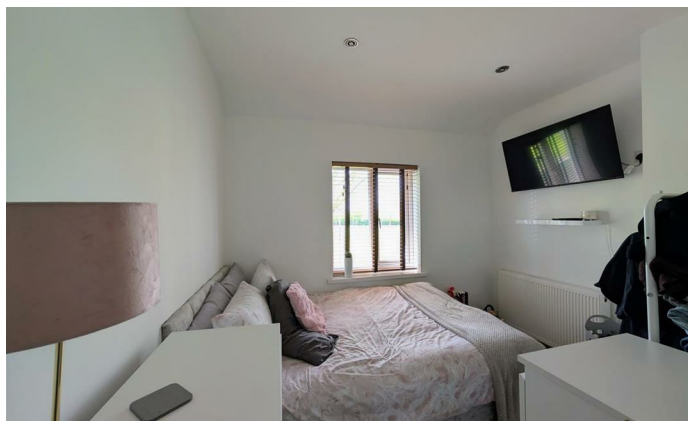
**£275,000**

Extended beautifully presented three bedroom semi detached house with a 20ft fitted kitchen/diner that has French doors onto the garden and a 60ft enclosed rear garden situated opposite a green/playing fields.

Accommodation comprises porch, hallway, 16ft lounge, kitchen/diner, utility room, bathroom with a modern white suite, 16ft bedroom one, bedroom two and bedroom three with a fitted wardrobe.

Outside of the property you have a low maintenance front garden and a pleasant enclosed 60ft rear garden with a patio, lawn and a variety of sheds.

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.



Double glazed front door leads into:

**ENTRANCE PORCH**

6'9 x 4'3 (2.06m x 1.30m)

Upvc double glazed window to side elevation, laminate flooring, a further double glazed door leads into:

**ENTRANCE HALLWAY**

Stairs leading off.

**LOUNGE**

16'2 x 9'9 max (4.93m x 2.97m max)

Former open fireplace, single radiator, downlighters, tv point, upvc double glazed window to front elevation overlooking the green, opening into:

**KITCHEN/DINER**

20'5 x 9'6 (6.22m x 2.90m)

Newly fitted base and wall mounted units, laminated worktop, single drainer one and a half bowl sink unit with a chrome mixer tap, built in induction hob with extractor over, built in electric oven, microwave, dishwasher, fridge and freezer, breakfast bar, tiled floor, double radiator, downlighters, upvc double glazed window and matching French doors to rear elevation onto the patio.

**LOBBY AREA**

Understairs recess, cupboard with shelving.

**UTILITY ROOM**

7'3 x 4'6 max (2.21m x 1.37m max)

Plumbing for automatic washing machine, laminated worksurface, base unit, tiled floor, chrome heated towel rail, extractor fan, upvc double glazed window to side elevation.

**BATHROOM**

10' x 7'5 max (3.05m x 2.26m max)

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, chrome heated towel rail, fully tiled walls, tiled floor, downlighters, extractor fan, cupboard housing the gas fired combination boiler with shelving. upvc double glazed windows to front and side elevations.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Access to loft space via a pull down ladder, double radiator, downlighter, upvc double glazed window to rear elevation.

**BEDROOM 1**

16'4 x 10'7 max (4.98m x 3.23m max)

Single radiator, storage box, upvc double glazed windows to front and rear elevations.

**BEDROOM 2**

10'7 x 9'9 max (3.23m x 2.97m max)

Double radiator, tv point, downlighters, upvc double glazed window to front elevation.

**BEDROOM 3**

8'5 x 7'7 max (2.57m x 2.31m max)

Built in wardrobe, downlighters, upvc double glazed window to rear elevation.

**OUTSIDE**

To the front there is a paved and concreted garden. A personal access gate at the side gives access into the rear garden which measures approximately 60ft in length and has a paved patio leading onto the rear of the garden which is partially laid to lawn with a variety of wooden built storage sheds, external power and water supplies surrounded by panelled fencing.

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

**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 proceed along Stroud Road towards the City Centre and turn left where signposted into Kings Edwards Avenue then right into Dorney 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.

