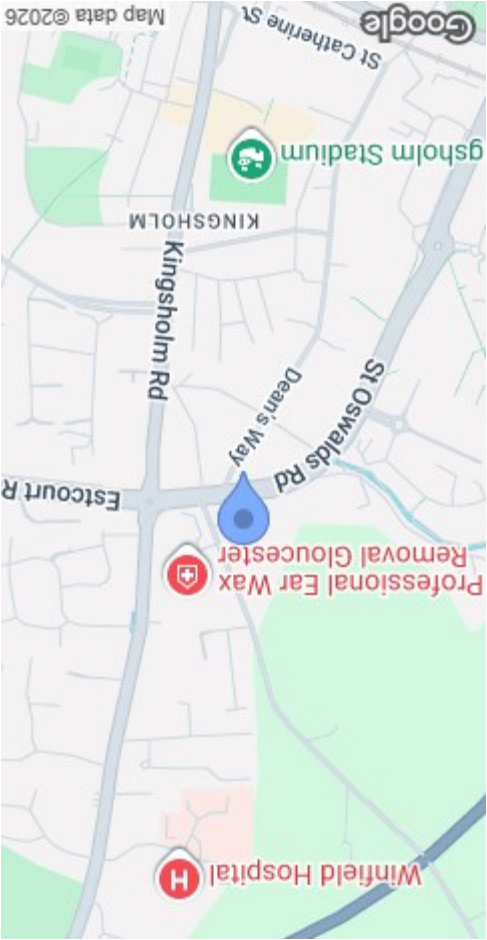


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
England & Wales		England & Wales	
2008/9 EPC		2020/9 EPC	
Very energy efficient - low running costs		Very energy efficient - low running costs	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Not environmentally friendly - high CO ₂ emissions		Not environmentally friendly - high CO ₂ emissions	
2008/9 EPC		2020/9 EPC	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Not environmentally friendly - high CO ₂ emissions		Not environmentally friendly - high CO ₂ emissions	



What every address has been made to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the dimensions shown are for the internal space only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given. It is the responsibility of the purchaser to verify the accuracy of the information given. Make with Mapbox ©2025



137 Deans Way
Gloucester GL1 2QB

£197,500

Chain free three bedroom semi detached bay fronted Edwardian property that requires full renovation situated on a popular road.

Accommodation comprises entrance hallway, dining room, lounge, kitchen/breakfast room, utility, w.c., bedroom one, bedroom two, bedroom three and the bathroom.

Outside you have gardens that are in need of landscaping.

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.



Partially glazed front door under a covered area leads into:

ENTRANCE HALLWAY

Original ornate tiled floor, stairs leading off.

DINING ROOM

12'9 x 10'8 (3.89m x 3.25m)

Exposed floorboards, telephone point, double glazed window to rear elevation opening into:

LOUNGE

13'2 x 10'5 max (4.01m x 3.18m max)

Exposed floorboards, double glazed bay window to front elevation.

KITCHEN

16'3 x 9'3 (4.95m x 2.82m)

Single drainer stainless steel sink unit, base and wall mounted units, understairs storage cupboard, upvc double glazed windows and door to side elevation.

UTILITY ROOM

Plumbing for washing machine, windows to side and rear elevations.

W.C.

High level w.c., window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM 1

14' x 14' max (4.27m x 4.27m max)

Exposed floorboards, upvc double glazed bay window to front elevation.

BEDROOM 2

12'9 x 8'8 (3.89m x 2.64m)

Exposed floorboard, upvc double glazed window to rear elevation.

BEDROOM 3

12'8 x 9'3 max (3.86m x 2.82m max)

Exposed floorboards, airing cupboard with a hot water cylinder, upvc double glazed window to rear elevation.

BATHROOM

7'1 x 6'4 (2.16m x 1.93m)

Coloured suite comprising panelled bath, low level w.c., pedestal wash hand basin, partially tiled walls, exposed floorboards, window to side elevation.

OUTSIDE

To the front there is a small paved garden area, a wrought iron gate gives access to a pathway which leads to the front door.

To the side there is access around to the rear garden which needs landscaping.

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: 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 the Barnwood Road/Cheltenham Road roundabout proceed into Cheltenham Road and at the next roundabout take the 2nd exit off into Estcourt Road. Continue along here to the next roundabout and take the 2nd exit off and then take the second left hand turning where signposted into Deans Way where the property can be found.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

