7 Oakbank

Stroud Road, Gloucester GL4 0AZ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£495,000

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CHAIN FREE SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME with a DOUBLE GARAGE situated in a LOVELY ELEVATED POSITION with FAR REACHING VIEWS and a LOVELY MATURE PLOT measuring a QUARTER OF AN ACRE.

Accommodation comprises porch, 16ft hallway, 15ft lounge, dining room, upvc double glazed conservatory, study, kitchen/diner, utility room, cloakroom, bedroom one with its en-suite shower room, bedroom two with fitted wardrobes, bedroom three with fitted wardrobes, bedroom four and the shower room.

Outside of the property you have a driveway leading to the double garage and lovely mature gardens that are laid to lawn and patio with flower borders, plants, shrubs, bushes and mature trees.

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 door leads into:

ENTRANCE PORCH
Tiled floor, wall light, a double glazed door leads into:

ENTRANCE HALLWAY
16'8 x 12'3 max (5.08m x 3.73m max)
Double radiator, stairs leading off.

CLOAKROOM
8'9 x 3'5 (2.67m x 1.04m)
Low level w.c., wash hand basin with a mixer tap, heated towel rail, coved ceiling, window to side elevation.

STUDY
8'9 x 7'6 (2.67m x 2.29m)
Single radiator, coved ceiling with downlighters, upvc double glazed window to front elevation overlooking the cul-de-sac.

LOUNGE
15'8 x 12'6 (4.78m x 3.81m)
Fireplace housing a gas coal effect fire, two double radiators, wall lights, upvc double glazed window to front elevation overlooking the surrounding area, double doors into:

DINING ROOM
12'7 x 9'8 (3.84m x 2.95m)
Coved ceiling, double radiator, French doors leading into:

CONSERVTORY
11'1 x 10' max (3.38m x 3.05m max)
Brick and upvc double glazed construction with a glazed roof, double radiator, French doors to side elevation, outstanding far reaching views of the surrounding area and May Hill.

KITCHEN/DINER
24' x 10'7 max (7.32m x 3.23m max)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, built in electric double oven, ceramic hob and extractor hood, built in dishwasher, double radiator, space for table and chairs, coved ceiling with downlighters, two upvc double glazed windows to rear elevation, matching door to rear elevation onto the patio, into:

UTILITY ROOM
6'2 x 5'4 max (1.88m x 1.63m max)
Wall mounted units, laminate worksurface, tiled splashbacks, plumbing for automatic washing machine, tiled floor, single radiator, coved ceiling, upvc double glazed window to rear elevation, personal door into the double garage.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space via a pull down ladder.

BEDROOM 1
14'4 x 10'11 (4.37m x 3.33m)
Built in wardrobes, single radiator, wall lights, upvc double glazed French doors to front elevation onto a balcony with a wrought iron surround, matching window to front elevation, into:

EN-SUITE SHOWER ROOM
8'7 x 4'6 max (2.62m x 1.37m max)
White suite comprising low level w.c., wash hand basin with a mixer tap and cupboard below, shower enclosure and unit, downlighters, extractor fan, heated towel rail.

BEDROOM 2
11' x 9'7 max (3.35m x 2.92m max)
Built in wardrobe, wall lights, single radiator, coved ceiling, upvc double glazed window to rear elevation with outstanding views over Gloucester, The Cathedral and to May Hill beyond.

BEDROOM 3
12'4 x 10'7 max (3.76m x 3.23m max)
Built in wardrobes, wash hand basin with a worksurface and cupboard below, single radiator, coved ceiling, upvc double glazed window to front elevation overlooking the cul-de-sac.

BEDROOM 4
11'2 x 7'5 max (3.40m x 2.26m max)
Built in wardrobes, single radiator, upvc double glazed window to rear elevation with outstanding far reaching views.

SHOWER ROOM
6'7 x 6'5 (2.01m x 1.96m)
Walk in double shower enclosure and unit, shaver point, wash hand basin with a mixer tap and cupboards below, low level w.c., towel rail, coved ceiling with downlighters, upvc double glazed window to rear elevation.

OUTSIDE
To the front there are gardens which are laid to lawn with plants, bushes and trees. A block paved driveway leads to a:

DOUBLE DETACHED GARAGE
17'9 x 16'8 (5.41m x 5.08m)
Two electric up and over doors to front elevation, storage space over, power, lighting, wall mounted gas fired central heating boiler, Belfast style sink.

To the rear there is a lovely enclosed garden which is mainly laid to lawn with a paved patio and well stocked flower borders, shrubs plants, bushes and mature trees. All is surrounded by hedgerow.

AGENTS NOTE
The conservatory has had historic subsidence, it was re-built approximately ten years ago.

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.

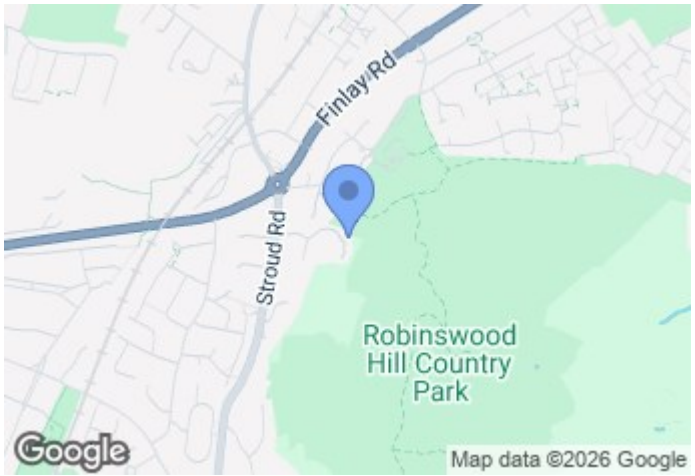
LOCAL AUTHORITY
Council Tax Band: F
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

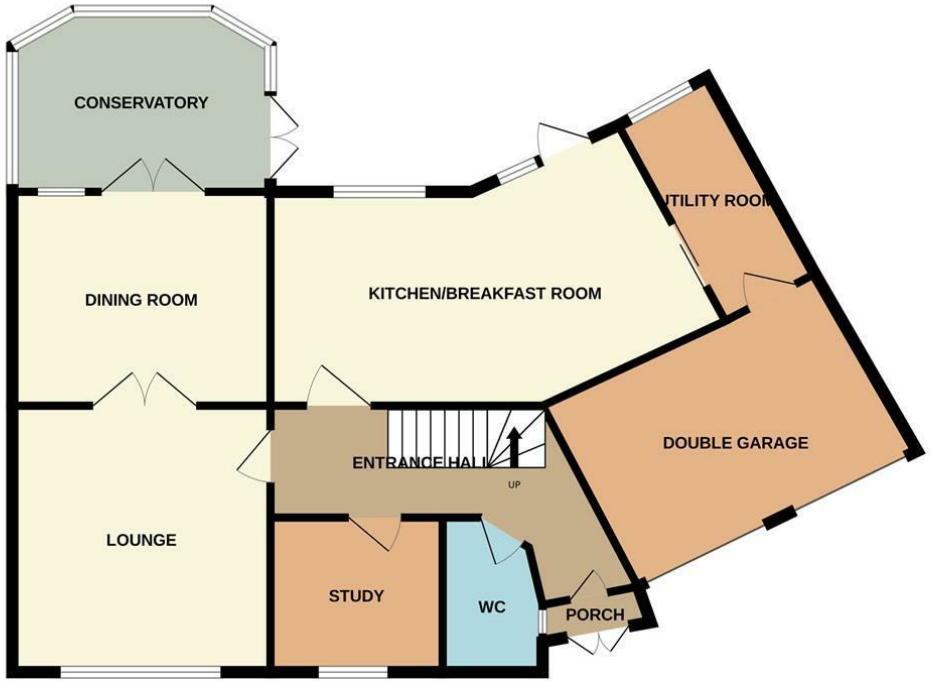
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From St Barnabas roundabout take Stroud Road towards Stroud and take the first turning left into Oakbank where the property can be found after a short distance.

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



GROUND FLOOR



1ST FLOOR

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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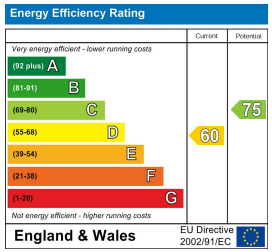

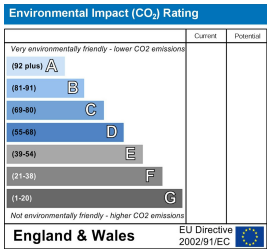

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