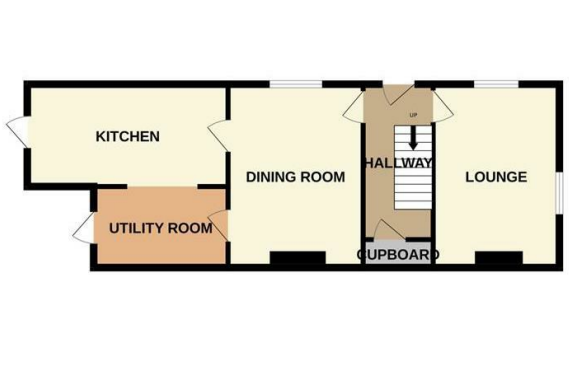
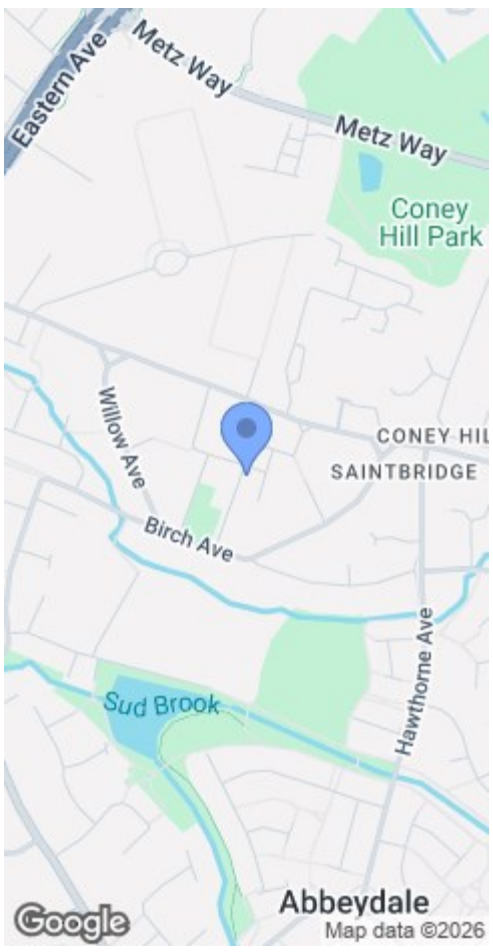
1 Richmond Avenue
Gloucester GL4 4NN

STEVE GOOCH
ESTATE AGENTS | EST 1985

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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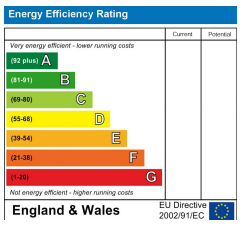
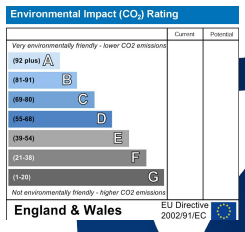




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

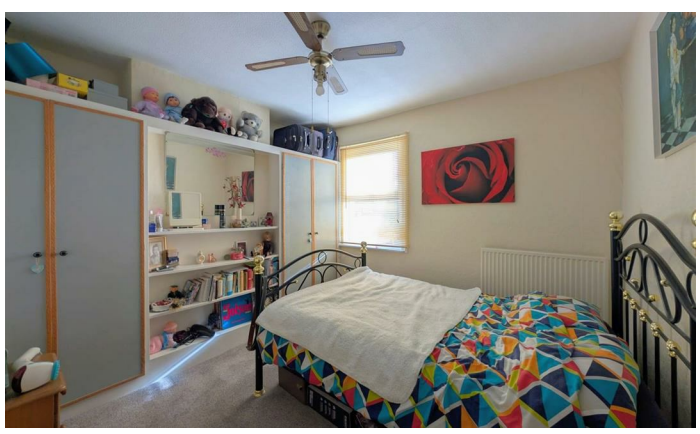
£235,000

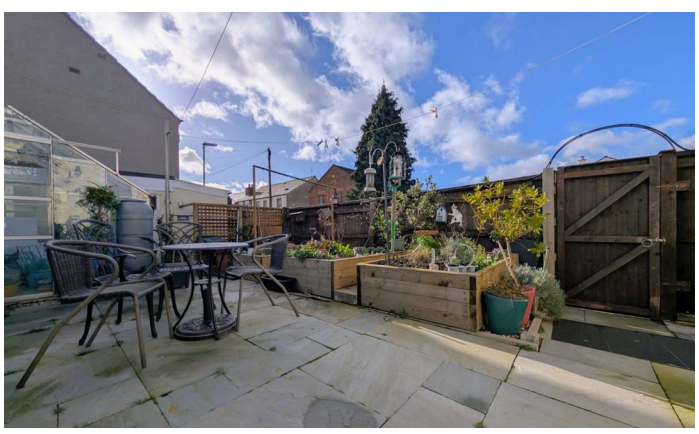
Spacious two double bedroom semi detached Edwardian house with a 15ft fitted kitchen, gas fired central heating and a 21ft workshop situated in a convenient position close to local amenities.

Accommodation comprises hallway with a storage cupboard, 14ft lounge, 14ft dining room, 15ft fitted kitchen, utility room, bedroom one with fitted wardrobes, bedroom two and the shower room.

Outside you have a low maintenance enclosed garden with raised beds and a greenhouse that leads to the 21ft workshop/former garage.

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.





Upvc double glazed front door leads into:

ENTRANCE HALLWAY
Laminate flooring, stairs leading off with storage cupboard under, single radiator.

LOUNGE
14'4 x 9'9 max (4.37m x 2.97m max)
Fireplace housing a coal effect gas fire, single radiator, tv point, upvc double glazed windows to front and side elevations.

DINING ROOM
14'6 x 10'8 max (4.42m x 3.25m max)
Fireplace housing a coal effect gas fire, single radiator, tv point, coved ceiling, upvc double glazed window to front elevation.

KITCHEN
15'8 x 8' (4.78m x 2.44m)
Base and wall mounted units, laminated worktops, single drainer one and a half bowl sink unit with a chrome mixer tap, gas cooker point, extractor hood, plumbing for a dishwasher, breakfast bar, cupboard housing the gas fired combination boiler, upvc double glazed window to side elevation, matching door to rear elevation.

UTILITY ROOM
10'5 x 6' (3.18m x 1.83m)
Polycarbonate roof, upvc double glazed window to side elevation, matching door to rear elevation, plumbing for automatic washing machine.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, single radiator, upvc double glazed window to front elevation.

BEDROOM 1
14'4 x 9'9 max (4.37m x 2.97m max)
Built in wardrobes, single radiator, upvc double glazed windows to front and side elevations.

BEDROOM 2
11'4 x 10'7 max (3.45m x 3.23m max)
Built in wardrobes, single radiator, upvc double glazed window to rear elevation.

SHOWER ROOM
9' x 7'7 (2.74m x 2.31m)
Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, chrome heated towel rail, shaver point and light, fully tiled walls, built in storage cupboard, single radiator, upvc double glazed window to front elevation.

OUTSIDE
To the front there are steps leading upto the front door, wrought iron railings and gravelled gardens. There is also gated access onto the side garden which is predominantly paved with raised beds and a greenhouse. This gives access to a:

WORKSHOP/FORMER GARAGE
21'9 x 9'9 max (6.63m x 2.97m max)
Power, lighting, personal access door to side elevation.

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 Eastern Avenue turn right where signposted into Coney Hill Road then turn right where signposted into Newton Avenue then right again into Richmond Avenue 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).