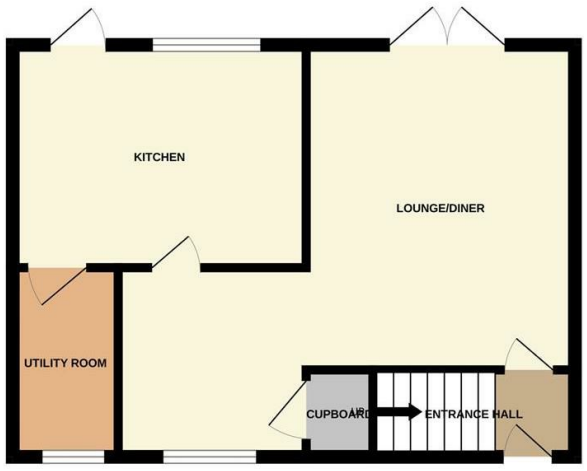
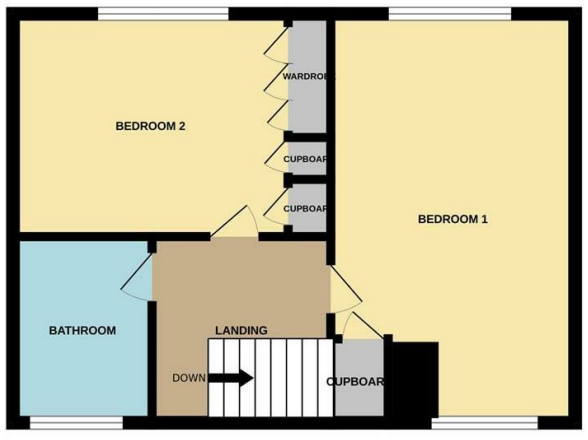
# 47 Badminton Road
Matson, Gloucester GL4 6AY



GROUND FLOOR

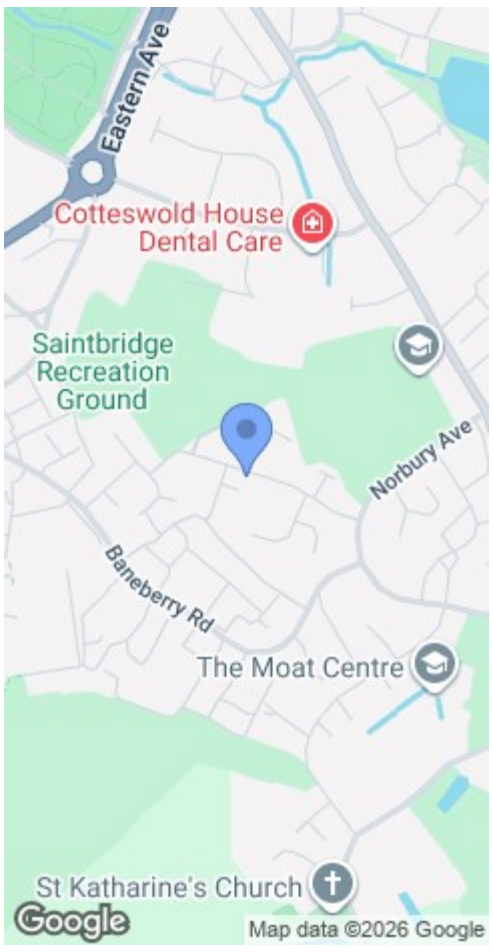


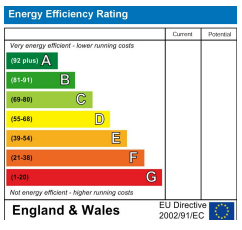

1ST FLOOR

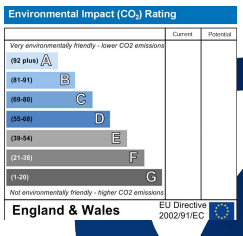



47 BADMINTON ROAD MATSON

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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# £199,950

CHAIN FREE TWO DOUBLE BEDROOM lang easy form constructed terraced house with GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING and PLEASANT ENCLOSED REAR GARDEN measuring 41ft in length situated in a popular location.

Accommodation comprises HALLWAY, LOUNGE/DINER with French doors onto the patio, FITTED KITCHEN, UTILITY ROOM, BEDROOM ONE, BEDROOM TWO with FITTED WARDROBES and the BATHROOM.

Outside you have a SMALL FRONT GARDEN that is laid to lawn and around to the rear A PLEASANT ENCLOSED GARDEN with a patio and lawn measuring 41ft in length.

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
Stairs leading off, double radiator.

## LOUNGE/DINER
18'5 x 15'7 max (5.61m x 4.75m max)
Coal effect gas fire with a tiled surround and hearth, attractive oak style laminate flooring, two single radiator, understairs storage cupboard, upvc double glazed window to front elevation, matching French doors to rear elevation onto the patio.

## KITCHEN
11'4 x 9' (3.45m x 2.74m)
Base and wall mounted units, laminated worktop, tiled splashback, single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine and dishwasher, electric cooker point, wall mounted gas fired combination boiler, single radiator, upvc double glazed window and door to rear elevation.

## UTILITY ROOM
9' x 5'2 (2.74m x 1.57m)
Base unit, laminated worktsurface, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

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

## BEDROOM 1
18'4 x 9' max (5.59m x 2.74m max)
Built in storage cupboard, single radiator, upvc double glazed windows to front and rear elevations.

## BEDROOM 2
12'1 x 10'2 (3.68m x 3.10m)
Built in wardrobes, single radiator, upvc double glazed window to rear elevation overlooking the garden.

## BATHROOM
6'4 x 5'5 (1.93m x 1.65m)
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, upvc double glazed window to front elevation.

## OUTSIDE
To the front there is a garden which is laid to lawn and a pathway leading to the front door, fencing and walling surround.

At the rear there is a pleasant enclosed garden with a paved patio then steps leading to the rest of the garden which is laid to lawn with fencing surround and a personal access gate to the rear.

## 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.

## 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 Painswick Road roundabout take Painswick Road out of Gloucester and at the first set of traffic lights turn right into Norbury Avenue then take the first turning right into Badminton Road 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).