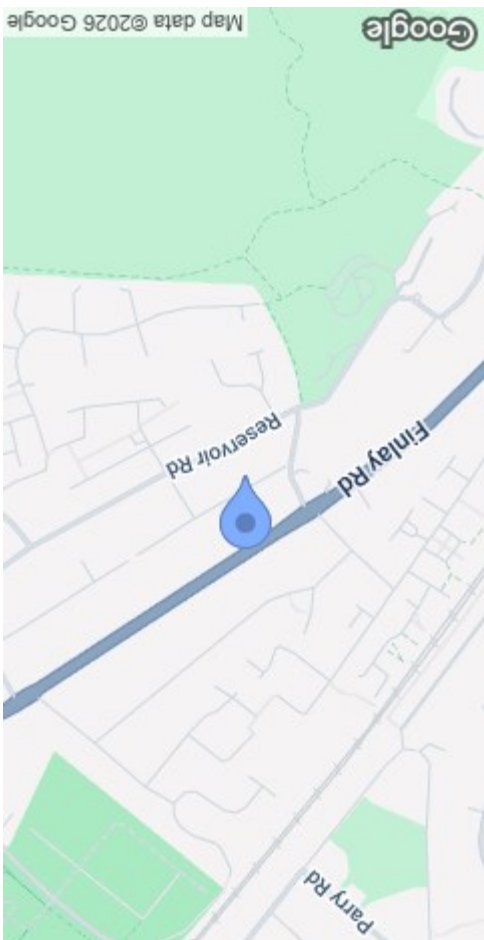


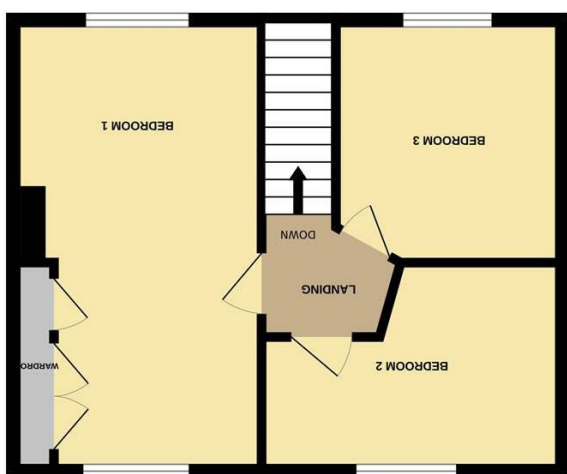


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

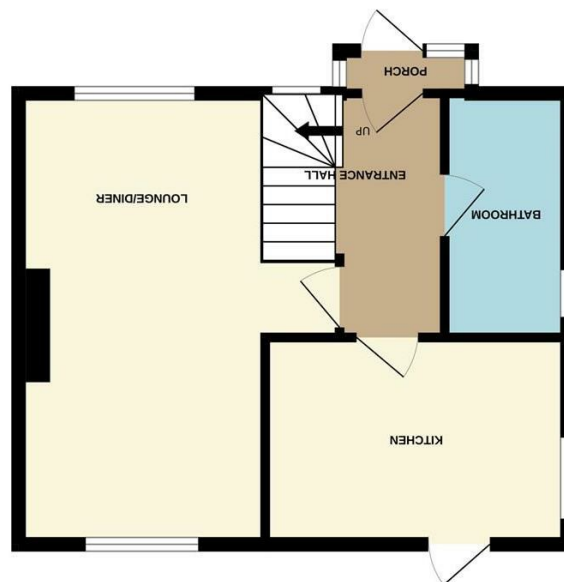
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92-100)	A (10-15)
B (81-91)	B (16-20)
C (69-80)	C (21-25)
D (55-68)	D (26-34)
E (39-54)	E (35-45)
F (21-38)	F (46-55)
G (1-20)	G (56-65)



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 operation or efficiency can be given.
 Made with Metropix ©2025



1ST FLOOR



GROUND FLOOR



93 Beaufort Road
 Gloucester GL4 6SF

STEVE GOOCH
 ESTATE AGENTS | EST 1985

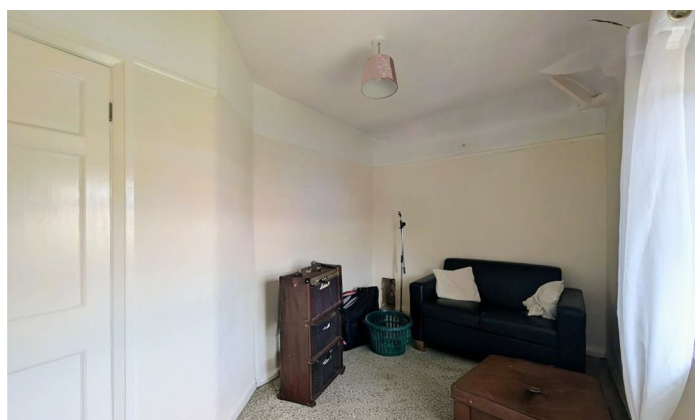
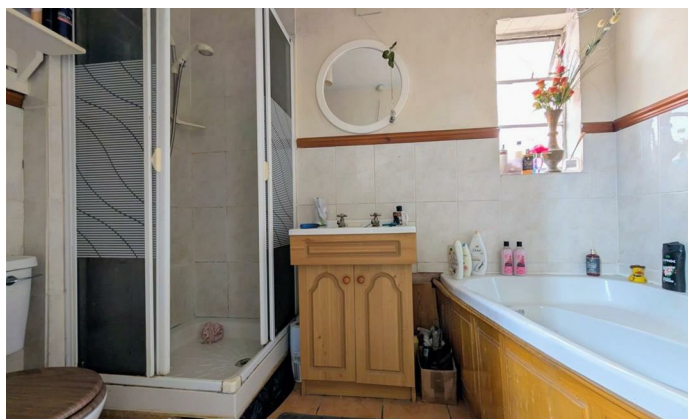
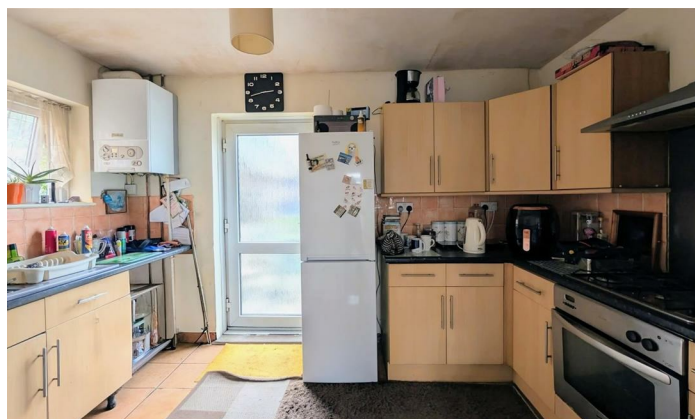
£200,000

Chain free three bedroom semi detached house with gas fired central heating, off road parking, a fitted kitchen that has built in appliances and a pleasant enclosed rear garden situated in a convenient position.

Accommodation comprises entrance hallway, lounge/diner, fitted kitchen, bathroom with a separate shower enclosure, bedroom one with fitted wardrobes, bedroom two and bedroom three.

Outside of the property you have a driveway providing off road parking and a pleasant enclosed rear garden with a paved patio and lawn.

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 PORCH

Windows to either sides, a further partially glazed door leads into:

ENTRANCE HALLWAY

Tiled floor, single radiator, stairs leading off with recess under.

LOUNGE/DINER

16'3 x 12'8 max (4.95m x 3.86m max)

Brick fireplace surround, exposed beam, double radiator, coved ceiling, windows to front and rear elevations.

KITCHEN

12'3 x 8'1 max (3.73m x 2.46m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, double radiator, tiled floor, wall mounted gas fired combination boiler, upvc double glazed window to side elevation, matching door to rear elevation onto the patio.

BATHROOM

9' x 5' (2.74m x 1.52m)

White suite comprising corner bath, wash hand basin with a cupboard below, low level w.c., corner shower cubicle and unit, tiled floor, extractor fan, partially tiled walls, single radiator, window to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM 1

16'3 x 9'9 max (4.95m x 2.97m max)

Built in wardrobes, picture rail, windows to front and rear elevations.

BEDROOM 2

12'3 x 8'1 max (3.73m x 2.46m max)

Double radiator, picture rail, window to rear elevation overlooking the rear garden.

BEDROOM 3

9'1 x 8'7 max (2.77m x 2.62m max)

Double radiator, picture rail, window to front elevation.

OUTSIDE

To the front there is a concreted driveway providing off road parking and a garden which is laid to lawn.

Gated paved side access gives access to the rear garden which is laid to lawn with a large paved patio, plants and bushes.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

TENURE

Freehold.

LOCAL AUTHORITY

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

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.

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 Reservoir Road for approximately three quarters of a mile then take a left turn into Kingsley Road and bear immediately left into Beaufort 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.