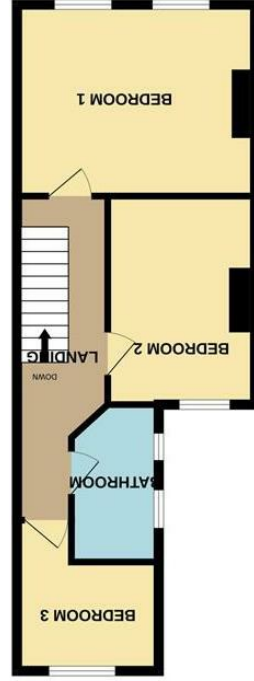


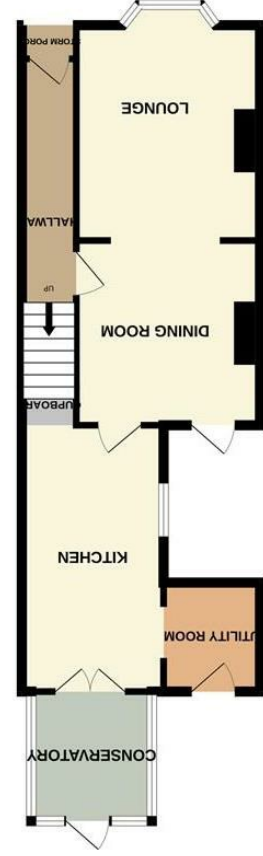


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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) Very good B (81-91) Good C (69-80) Fair D (55-68) Fairly poor E (39-54) Poor F (21-38) Very poor G (1-20) Worst	 A (102 g/kWh) Very good B (114 g/kWh) Good C (127 g/kWh) Fair D (140 g/kWh) Fairly poor E (153 g/kWh) Poor F (166 g/kWh) Very poor G (179 g/kWh) Worst



1ST FLOOR
 437 sq ft (40.6 sq m) approx.



GROUND FLOOR
 530 sq ft (49.2 sq m) approx.

TOTAL FLOOR AREA: 967 sq ft (89.8 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements are approximate. The services, fixtures and appliances shown have not been tested and no guarantee is given. The plan is for illustrative purposes only and should be used as such. All dimensions are to the internal face of walls and doors are to the opening.



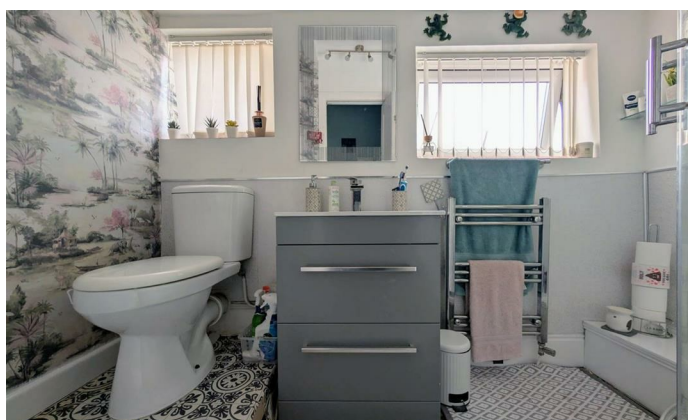
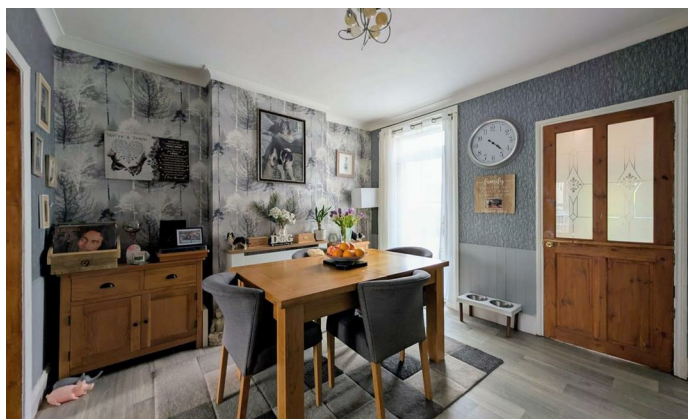
Offers Over £250,000

Extended three bedroom semi detached bay fronted Victorian property with a modern fitted kitchen, a conservatory, upvc double glazing, gas fired central heating and a lovely enclosed 70ft rear garden situated in a desirable location.

Accommodation comprises hallway, dining room with a door onto the garden, lounge with a bay window, fitted kitchen, utility room, conservatory, bedroom one, bedroom two, bedroom three and the shower room.

Outside of the property you have a small front garden and a lovely enclosed 70ft rear garden with astroturf, flower borders, a summerhouse and a shed.

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

Tiled floor, original cornice, single radiator, stairs leading off, through to:

DINING ROOM

11'2 x 10'8 max (3.40m x 3.25m max)

Single radiator, coved ceiling, upvc double glazed door to rear elevation onto the patio, opening into:

LOUNGE

13'2 x 10'3 max (4.01m x 3.12m max)

Single radiator, original cornice, tv point, upvc double glazed bay window to front elevation with a window seat.

KITCHEN

15'2 x 7'8 (4.62m x 2.34m)

A range of base units, oak worktops, single drainer single bowl sink unit with a mixer tap, plumbing for a dishwasher, Range style cooker with a five burner gas hob and double oven, matching extractor hood, coved ceiling with downlighters, understairs storage recess, wall mounted gas fired combination boiler, upvc double glazed window to side elevation.

SIDE ENTRANCE HALL/UTILITY ROOM

6'3 x 4'9 (1.91m x 1.45m)

Tiled floor, plumbing for automatic washing machine, upvc double glazed door to rear elevation, coved ceiling with downlighters.

CONSERVATORY

7'5 x 7'2 (2.26m x 2.18m)

Insulated floor and roof, upvc double glazed windows to side and rear elevations, matching door to rear elevation onto the garden.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM 1

13'7 x 11'1 max (4.14m x 3.38m max)

Exposed floorboards, single radiator, coved ceiling, two upvc double glazed windows to front elevation.

BEDROOM 2

11'2 x 8'4 max (3.40m x 2.54m max)

Coved ceiling, single radiator, upvc double glazed window to rear elevation.

BEDROOM 3

9'7 x 8' max (2.92m x 2.44m max)

Double radiator, upvc double glazed window to rear elevation overlooking the rear garden.

SHOWER ROOM

8'2 x 4'3 max (2.49m x 1.30m max)

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and drawers below, chrome heated towel rail, two upvc double glazed windows to side elevation.

OUTSIDE

To the front there is block paved garden with a wall and wrought iron gate.

To the side there is a concreted access via a wooden built gate leading to the pleasant enclosed rear garden which measures 70ft in length with astroturf, raised borders, garden pond and a circular patio. There is a pathway leading to further raised borders, plants, bushes, wooden built garden shed and a summerhouse. All surrounded by panelled fencing.

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 St Barnabas roundabout proceed along Stroud Road towards the city centre and at the mini roundabout turn left into Tuffley Avenue then right where signposted into Seymour Road. Proceed along here turning left where signposted into Granville Street where the property can be located on the right hand side.

PROPERTY SURVEYS

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