



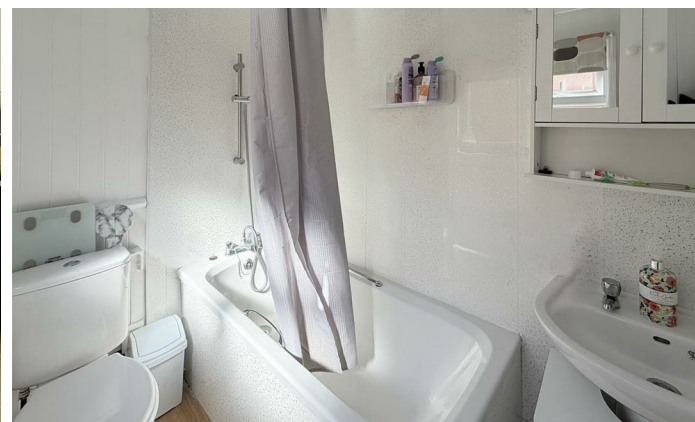
## Offers Over £170,000

A WELL PRESENTED TWO DOUBLE BEDROOM TERRANCE PROPERTY, Benefitting from CENTRAL LOCATION NEAR GLOUCESTER QUAYS and CITY CENTRE.

Additional benefits include, gas fired central heating, UPVC double glazing and enclosed private rear garden.

Accommodation comprises Living / Dining Room, Kitchen, Bathroom, Two Double Bedroom.

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.



Entrance via UPVC door into:

### ENTRANCE HALL

Radiator, stairs to the first floor, wooden door into:

### LIVING / DINING ROOM

23'5" x 12'2" max (7.16 x 3.73 max)

Power points, Tv point, double radiator, front and rear aspect UPVC double glazed window, through to:

### KITCHEN

14'2" x 4'6" (4.32 x 1.39)

Light grey effect kitchen, wood effect counter tops, single drainer sink unit, range of wall, base and drawer mounted units, tiled splash backs, space for gas oven and hob, plumbing for washing machine, space for under counter fridge, gas fired combination boiler, range of power points, radiator, side aspect UPVC window, half glazed wooden door to rear garden. Door to:

### BATHROOM

White suite comprising low level WC, bath with over head shower, pedestal wash hand basin, radiator, rear aspect opaque UPVC double glazed window.

FROM THE ENTRANCE HALL, THE STAIRS LEAD TO THE FIRST FLOOR LANDING.

### MASTER BEDROOM

12'2" x 9'6" max (3.72 x 2.90 max)

Above stairs storage, range of power points, double radiator, access to loft space, front aspect UPVC double glazed window.

### BEDROOM 2

12'2" x 10'6" (3.73 x 3.22)

Power points, double radiator, rear aspect UPVC double glazed window.

### OUTSIDE

To the rear of the property the garden is predominately laid to slab with lawned area, garden shed, outdoor tap and power.

### SERVICES

Mains water and electric, drainage and gas.

### 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.

### WATER RATES

Severn Trent.

### 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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Gloucester Quays, turn right onto Bristol Road at the lights, immediately turn left onto Stroud Road taking the first left onto Western Road, where immediately turning right onto new street, where the property can be found on your left.

### 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.