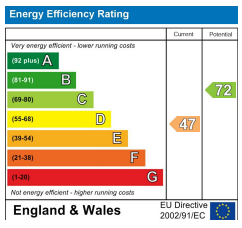
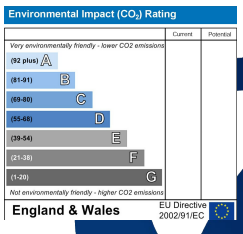
9 Lansdown Road
Gloucester GL1 3JR

STEVE GOOCH
ESTATE AGENTS | EST 1985





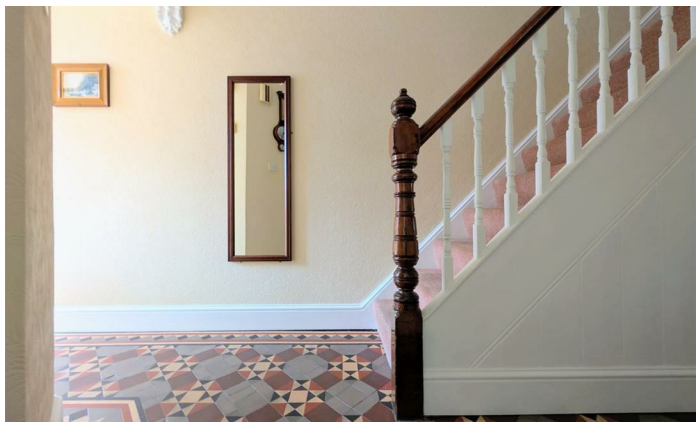
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

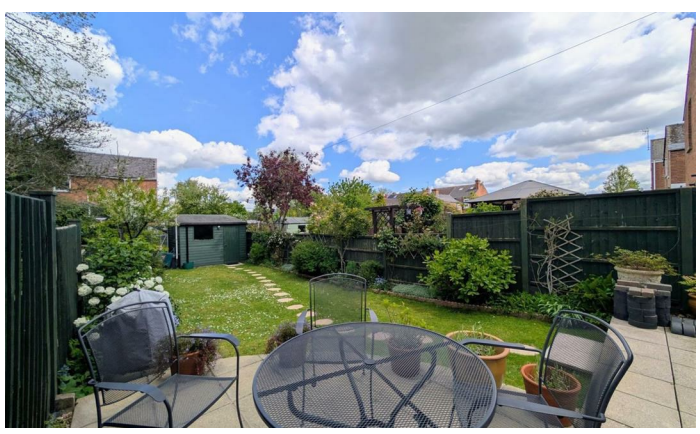
£339,950

Chain Free spacious and well maintained three bedroom semi detached Victorian property with a fully fitted kitchen, private enclosed rear gardens, off road parking to the front, loft room with Velux roof lights and a desirable Gloucester location a stones throw from the Denmark Road High School For Girls.

The accommodation comprises entrance hallway, lounge, dining room, kitchen, utility, w.c., three bedrooms, family bathroom and attic room.

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.





Double glazed front door leads into:

ENTRANCE HALLWAY
Original slate tiled floor, single radiator, stairs leading off with storage cupboard under.

LOUNGE
14'3 x 12'6 (4.34m x 3.81m)
Living flame gas fire with stone surround and hearth, telephone point, wall light fittings, consumer unit, double radiator, picture rail, cornicing, ceiling rose, front aspect bay window,

DINING ROOM
12'6 x 10'3 (3.81m x 3.12m)
Coved ceiling, picture rail, cornicing, double radiator, rear aspect window.

Glazed wooden door from the hallway with steps lead down to the:

KITCHEN
11'8 x 8'5 (3.56m x 2.57m)
A range of modern base and wall mounted units, stone worktops and tiled splashbacks, a range of appliances to include Neff halogen hob with an extractor fan, integrated dishwasher, Neff oven and microwave, integrated undercounter fridge, inset spotlights, side aspect window, glazed door and step leads down into:

UTILITY ROOM
9'8 x 8'5 (2.95m x 2.57m)
Base and wall mounted units, laminated worktops, plumbing for washing machine, space for tumble dryer, wall mounted Worcester combi boiler, tiled floor, single radiator, space for freestanding fridge or freezer, rear aspect window, double glazed side door to the gardens, glazed wooden door into:

W.C.
5'5 x 2'9 (1.65m x 0.84m)
Tiled floor, w.c., rear aspect frosted window.

From the entrance hallway stairs lead to the:

SPLIT LEVEL LANDING
Fold away wooden staircase leading to the attic room.

BEDROOM 1
14' x 11'7 (4.27m x 3.53m)
Additional recess housing his and hers triple double wardrobes with storage over, two single radiators, picture rail. coved ceiling, two front aspect windows.

BEDROOM 2
12'7 x 10'3 (3.84m x 3.12m)
Double radiator, tv point, rear aspect window.

BEDROOM 3
14'2 x 8'5 (4.32m x 2.57m)
Double radiator, tv point, rear aspect window.

FAMILY BATHROOM
8'9 x 5'1 (2.67m x 1.55m)
Four piece coloured suite comprising tiled panelled bath, w.c., pedestal wash hand basin, single shower cubicle access via a concertina glazed screen with a modern Mira electric shower, fully tiled walls, single radiator, extractor fan, spotlighting, side aspect frosted window.

The wooden staircase on the landing leads to the:

ATTIC ROOM
16'7 x 18'4 (5.05m x 5.59m)
Power, lighting, single radiator, tv point, two rear aspect Velux roof lights.

OUTSIDE
Block paved driveway to the front providing of road parking for 2 cars, side pathway and gated access to the generous rear garden which comprises large wrap around patio/seating area, the main part of the garden is laid to lawn with stepping stones leading to wooden shed/workshop and greenhouse. Mature borders flank the lawn, planted with flowers, trees, shrubs and bushes and all are enclosed by wooden 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: C
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
Proceed along Estcourt Road and turn left into Kingsholm Road then take the first left into Denmark Road and take the first left into Lansdown Road where the property can be found on the left 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).