

TOTAL FLOOR AREA: 1230 sq ft (114.3 sq m), approx.

A map of the Kingsholm area in Gloucester. The map shows Kingsholm Stadium at the top, with Kingsholm Rd running vertically through the center. To the right of Kingsholm Rd, St Catherine St and St Oswalds Rd are visible. Deans Way runs diagonally from the center towards the bottom right. Estcourt Rd runs horizontally across the middle. A blue location pin is placed at the intersection of Kingsholm Rd and Deans Way. Other landmarks include Professional Ear Wax Removal Gloucester (marked with a red icon) and Winfield Hospital (marked with a red 'H' icon) at the bottom. The map is oriented with North at the top.

£197,500

Chain free three bedroom semi detached bay fronted Edwardian property that requires full renovation and has structural movement situated on a popular road.

Accommodation comprises entrance hallway, dining room, lounge, kitchen/breakfast room, utility, w.c., bedroom one, bedroom two, bedroom three and the bathroom.

Outside you have gardens that are in need of landscaping.

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.



Partially glazed front door under a covered area leads into:

ENTRANCE HALLWAY

Original ornate tiled floor, stairs leading off.

DINING ROOM

12'9 x 10'8 (3.89m x 3.25m)

Exposed floorboards, telephone point, double glazed window to rear elevation opening into:

LOUNGE

13'2 x 10'5 max (4.01m x 3.18m max)

Exposed floorboards, double glazed bay window to front elevation.

KITCHEN

16'3 x 9'3 (4.95m x 2.82m)

Single drainer stainless steel sink unit, base and wall mounted units, understairs storage cupboard, upvc double glazed windows and door to side elevation.

UTILITY ROOM

Plumbing for washing machine, windows to side and rear elevations.

W.C.

High level w.c., window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM 1

14' x 14' max (4.27m x 4.27m max)

Exposed floorboards, upvc double glazed bay window to front elevation.

BEDROOM 2

12'9 x 8'8 (3.89m x 2.64m)

Exposed floorboard, upvc double glazed window to rear elevation.

BEDROOM 3

12'8 x 9'3 max (3.86m x 2.82m max)

Exposed floorboards, airing cupboard with a hot water cylinder, upvc double glazed window to rear elevation.

BATHROOM

7'1 x 6'4 (2.16m x 1.93m)

Coloured suite comprising panelled bath, low level w.c., pedestal wash hand basin, partially tiled walls, exposed floorboards, window to side elevation.

OUTSIDE

To the front there is a small paved garden area, a wrought iron gate gives access to a pathway which leads to the front door.

To the side there is access around to the rear garden which needs landscaping.

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 the Barnwood Road/Cheltenham Road roundabout proceed into Cheltenham Road and at the next roundabout take the 2nd exit off into Estcourt Road. Continue along here to the next roundabout and take the 2nd exit off and then take the second left hand turning where signposted into Deans Way 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).