THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

01452 545556

5 BED HOUSE - DETACHED SCHOOL LANE, GLOUCESTER

- 5 Bedroom
- Detached
- Character Property
- 3 Reception rooms
- Parking for Multiple Vehicles
- Quedgeley
- Viewings recommended

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Open 7 Days a Week

Description
The Property Centre is delighted to offer for sale this rare opportunity to purchase this five bedroom detached property. The current owner has lived in the property for 34 years. The house is situated in a non estate location and has open views to the front.
The accommodation comprises entrance hall, cloakroom, kitchen, downstairs w.c. dining room, lounge, study , five bedrooms, upstairs bathroom and separate w.c., and driveway and garage.
Viewing is highly recommended.

Entrance
Via UPVC double glazed door with side panel.

Entrance Porch
Enclosed entrance porch. Tiled flooring. Ceiling light point.

Hall
Two radiators. Stairs to first Floor. Ceiling light point. Wooden floor. Doors to lounge, kitchen, dining room and study.

W.C.
UPVC double glazed window to side aspect. Low level W.C. Pedestal wash hand basin. Tiled floor. Ceiling light point. Gas boiler.

Lounge
4.85m x 3.68m (15'11 x 12'1)
UPVC double glazed window to front aspect. Single glazed french doors to side aspect. Open fireplace and wall mounted radiator.

Dining Room
4.11m x 3.91m (13'06 x 12'10)
UPVC double glazed window to front aspect. Ceiling Light point. Radiator. Wooden floor.

Study
3.05m x 2.64m (10'00 x 8'08)
UPVC window to rear and side aspect. Wall mounted radiator. Ceiling light point.

Kitchen
4.06m x 3.12m (13'04 x 10'03)
UPVC double glazed window to side aspect. Range of eye level and base storage units. Ceramic sink one and half bowl with single drainer and mixer tap over. 'Cooking range', with gas hob, gas and electric ovens with extractor hood over. Ceiling light point. Vinyl floor. Wall mounted radiator.

Bedroom One
4.14m x 3.94m (13'7 x 12'11)
UPVC double glazed windows to front and side aspect. Built in wardrobes. Wall mounted radiator. Two ceiling light points.

Bedroom Two
4.09m x 3.91m (13'05 x 12'10)
UPVC double glazed window to front aspect. Built in wardrobes. Wall mounted radiator. Ceiling light point. Vanity wash basin.

Bedroom Three
3.94m x 3.28m (12'11 x 10'09)
UPVC double glazed window to side aspect. Built in wardrobes. Wall mounted radiator. Ceiling light point, wash basin.

Bedroom Four
3.94m x 2.69m (12'11 x 8'10)
UPVC double glazed window to side aspect. Wall mounted radiator. Ceiling light point.

Bedroom Five
2.77m x 2.90m (9'1 x 9'6)
UPVC double glazed window to front aspect. Wall mounted radiator. Ceiling light point.

Bathroom
UPVC double glazed window to rear aspect. Heated chrome towel rail. Panelled bath with shower over. Ceiling light point.

W.C Room
Low level W.C.

Front Of Property
Single garage. Mainly laid to lawn and flower beds. Enclosed by timber panel fencing.

Rear of Property
Tarmac, off road parking. Lawn area.

Date Created: 07/07/2020
Freehold
Draft details awaiting vendor approval.

Agents Note:
Should your offer be accepted.
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Energy Performance Certificate:
TBC

Property Price:
£450,000

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RESIDENTIAL SALES - DISCLAIMER NOTICE: Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

RESIDENTIAL LETTINGS – AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01452 545556
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