



Dean

## Deans Way Gloucester, GL1 2PZ

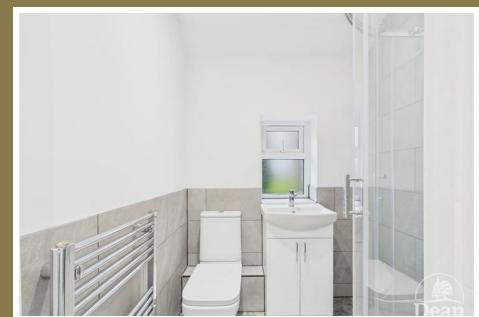
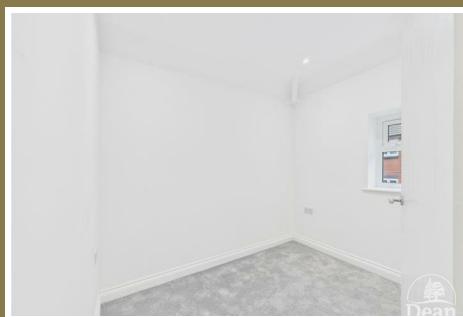
£325,000

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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\* Don't miss out on the opportunity to purchase this recently renovated, extended family home with a fantastic downstairs living space to include a spacious lounge, contemporary kitchen/dining room with built in appliances, an extra versatile space which could be used as a study or utility room and a handy downstairs cloakroom. On the first floor there are three bedrooms, the master bedroom benefits from an en-suite and there is a modern family shower room. The front of the property boasts a gravelled driveway for two vehicles and the enclosed, flat rear garden is mainly laid to lawn with a patio area with space for seating.

Gloucester is a popular choice for families thanks to its variety of schooling, parks and leisure facilities, alongside excellent shopping and everyday services. The city's famous Docks and Cathedral add plenty of character, while convenient access to the M5 and nearby Cheltenham makes it well placed for work, travel and weekends out.



Approached via a composite front door into:

#### Entrance Hallway:

17'1" x 12'1" (5.21m x 3.70m)

Laminate flooring, double panelled radiator, power & downlighters, understairs storage cupboard, doors to cloakroom & lounge, stairs to first floor landing, leading into utility room/study.

#### Utility Room/Study:

Built in fridge, laminated worktop, cupboard housing the gas fired combination boiler, laminate flooring, power & downlighters, UPVC double glazed door to side, leading into kitchen/dining room.

#### Kitchen/Dining Room:

18'8" x 10'5" (5.69m x 3.20m)

A range of base & wall units, wooden worktops, tiled splashbacks, one and a half stainless steel sink unit with a chrome mixer tap, two built in electric ovens, induction hob, extractor hood, laminate flooring, double panelled radiator, power & downlighters, space for a large table and chairs, UPVC double glazed window to rear aspect, French doors to rear garden leading to the patio.

#### Lounge:

16'0" x 9'9" (4.89m x 2.98m)

Laminate flooring, power & downlighters, double panelled radiator, UPVC double glazed window to the front aspect.

#### Cloakroom:

4'6" x 3'8" (1.39m x 1.14m)

Low level W.C., vanity unit with inset wash hand basin & a mixer tap with storage below, heated towel rail, partially tiled walls, tiled flooring, extractor fan, downlighters, UPVC double glazed window to side aspect.

#### First Floor Landing:

5'4" x 4'4" (1.63m x 1.34m)

Loft access, doors to bedrooms & shower room, lighting.

#### Bedroom One:

11'4" x 9'8" (3.47m x 2.97m)

Double panelled radiator, power & downlighters, UPVC double glazed window to front aspect, door to en-suite.

#### En-Suite:

5'6" x 4'5" (1.70m x 1.36m)

Corner shower cubicle, low level W.C., vanity unit with inset wash hand basin & storage below, chrome heated towel rail, partially tiled walls, tiled flooring, extractor fan, downlighters, UPVC double glazed window to rear aspect.

#### Bedroom Two:

9'0" x 8'2" (2.75m x 2.49m)

Two double panelled radiators, power & downlighters, UPVC double glazed window to front aspect overlooking the surrounding area.

### Bedroom Three:

8'4" x 6'9" (2.56m x 2.07m)

Double panelled radiator, power & downlighters, UPVC double glazed window to rear aspect overlooking the rear garden & surrounding area.

### Shower Room:

5'4" x 5'1" (1.65m x 1.56m)

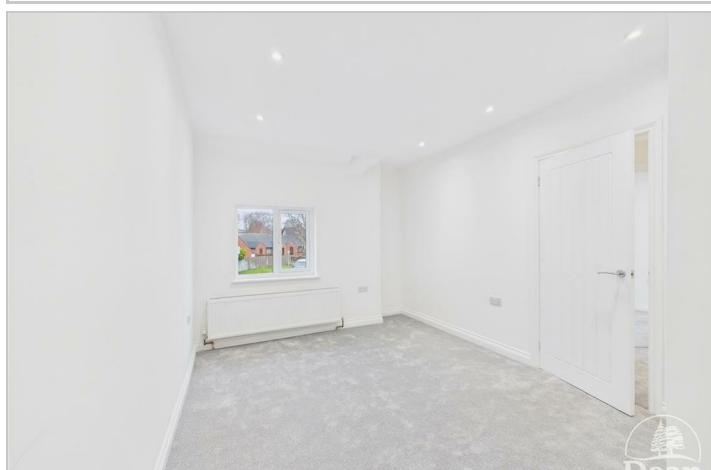
Corner shower cubicle, low level W.C., vanity unit with inset wash hand basin & storage below, chrome heated towel rail, partially tiled walls, tiled flooring, downlighters, extractor fan, UPVC double glazed window to rear aspect.

### Outside:

To the front of the property there is a gravelled

driveway for off road parking and a paved pathway leading to the front door and around to the side of the property which leads around to the rear.

To the rear there is an enclosed garden approaching 80ft in length with a large paved patio with space for seating and a lawn.



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Tenanted Property - we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

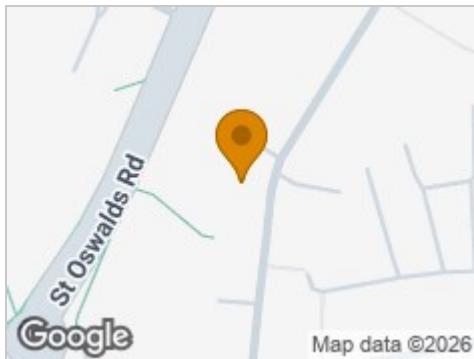
PRC Certificates - Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

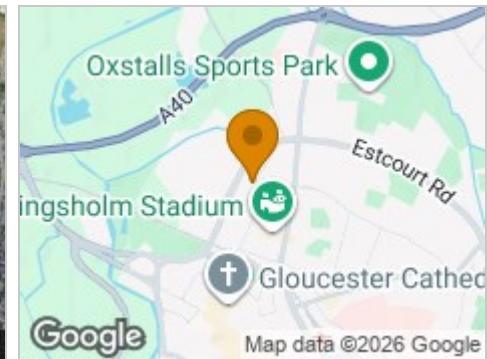
## Road Map



## Hybrid Map



## Terrain Map



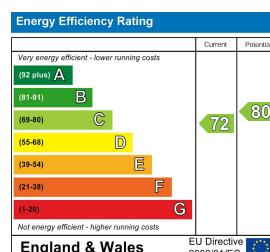
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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