

FOR SALE



Friars Orchard, Gloucester

3 Bedrooms, 2 Bathroom, Town House

Asking Price Of £257,950



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3 Bedrooms, 2 Bathroom

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- Modern townhouse
- 3 Bedrooms
- Open plan kitchen/diner
- First Floor Lounge
- Secure Gated Parking
- EPC B, Ctax C
- Chain free

DESCRIPTION

Set in the sought after and imaginative development in the heart of Gloucester - spacious three story town house with modern open plan living, large kitchen living area on the ground floor with rear door to the secure gated parking space, cloakroom - first floor lounge with glass door to the patio garden, 3 bedrooms and bathroom, EPC B, CTAX -C double glazing and GSC - leasehold and chain free

OPEN PLAN KITCHEN/LIVING AREA

a great open plan space with full height window to the front, stairs to the first floor, ample space for table and chairs and units - modern fitted kitchen with eye and base units, sink and drainer, oven and hob with extractor over, door to the rear cloaks area

REAR HALL

door to the secure gate parking space, door to the downstairs WC

CLOAKROOM

WC & wash basin

FIRST FLOOR LOUNGE

a peaceful room with glass double doors to the patio garden area, TV point and door to the inner hall

BEDROOM

window to the front to the front, built in wardrobe

MASTER BEDROOM

full height windows to the rear, full range of wardrobes





BEDROOM

nice sized room with 2 windows to the front build in wardrobe and cupboard

BATHROOM

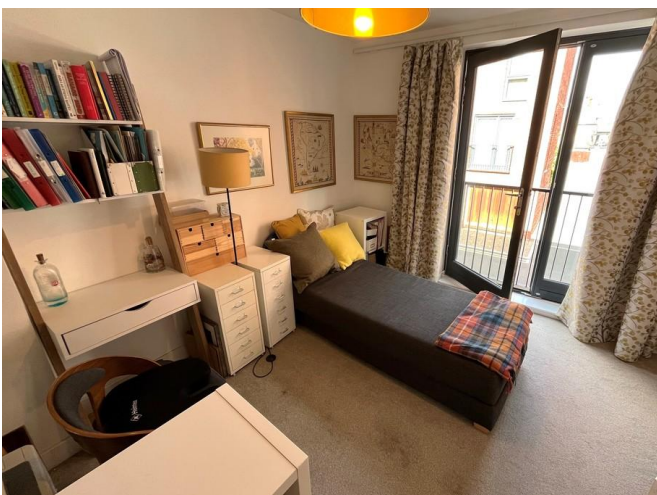
modern white suite with WC, wash basin, bath with shower over, tiled splash backs

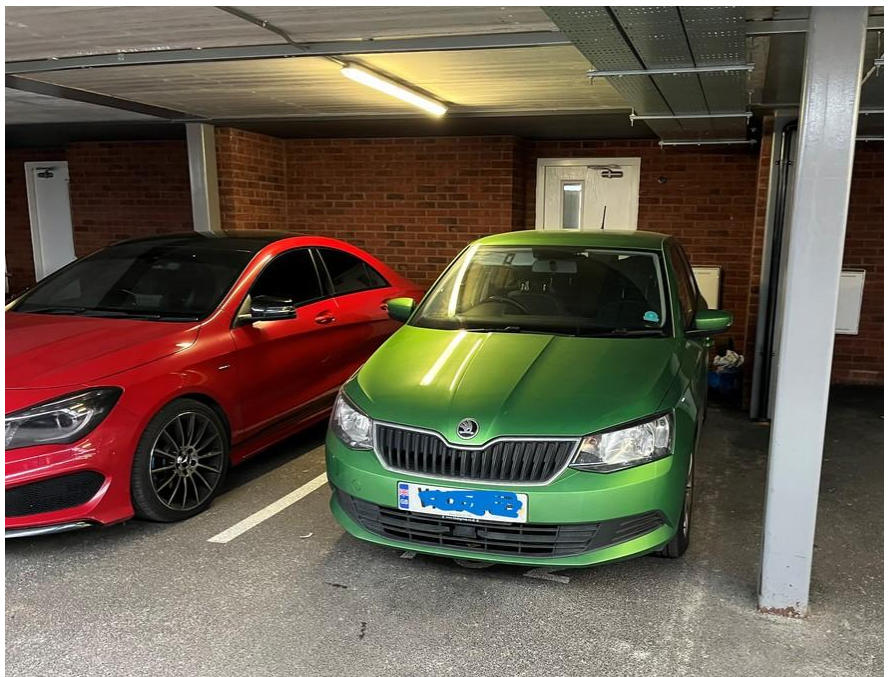
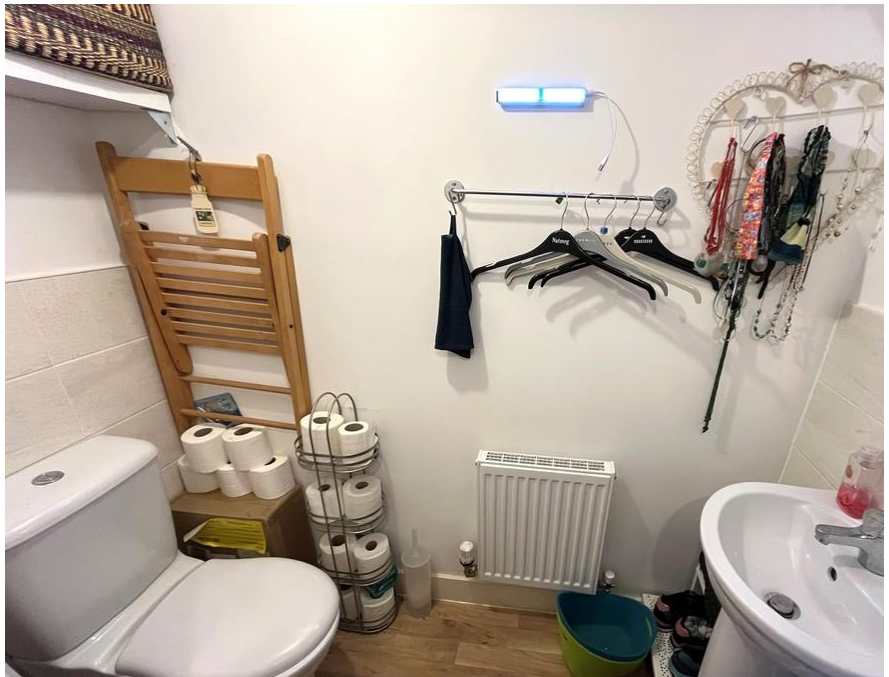
OUTSIDE

decked garden area off the lounge, secure gated parking with single space

LEASE DETIALS

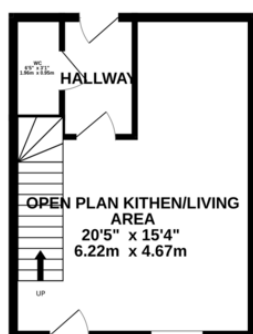
Tenure: Leasehold - 999 year lease from 2014 with 989 years remaining. Service charge of approximately £1100 per annum paid in quarterly instalments to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company A Dandy Wren *Information correct as of 09/2025



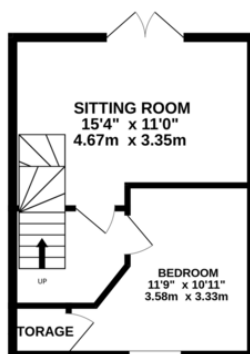


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

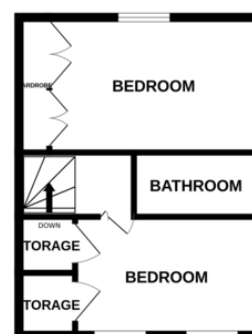
GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.