

**FOR SALE**



**Ladysmith Road, Gloucester**

**2 Bedrooms, 1 Bathroom, Terraced House**

**Asking Price Of £192,950**

  
**MARTIN&CO**



- Mid-Terraced Home
- Two Double Bedrooms
- Through Lounge/Diner
- Large Family Bathroom
- Enclosed Rear Garden
- Double Glazing
- Gas Central Heating
- No Onward Chain
- EPC – D, CTax - A

**DESCRIPTION** Spacious 2 bedroom terrace home situated in this popular residential area of Linden, close to the school, local amenities and public transport. In brief the property comprises; Entrance hall, through lounge/diner with feature fireplace, kitchen. Upstairs are two double bedrooms, large family bathroom with separate shower cubicle. The property benefits from double glazing, gas central heating and enclosed rear garden. Available: The property is to be sold chain free Council Tax A, EPC - D, on street parking

**HALLWAY** door to the lounge/diner, stairs to the first floor

**LOUNGE/DINER** a generous space with lounge area to the front with bay window, window to the rear from the dining area and door to the kitchen

**KITCHEN** with eye and base units door and window to the garden

**LANDING** doors to all rooms

**BATHROOM** window to the rear, WC, wash basin, bath and separate shower

**BEDROOM 1** double bedroom with window to the front

**BEDROOM 2** double bedroom, window to the rear

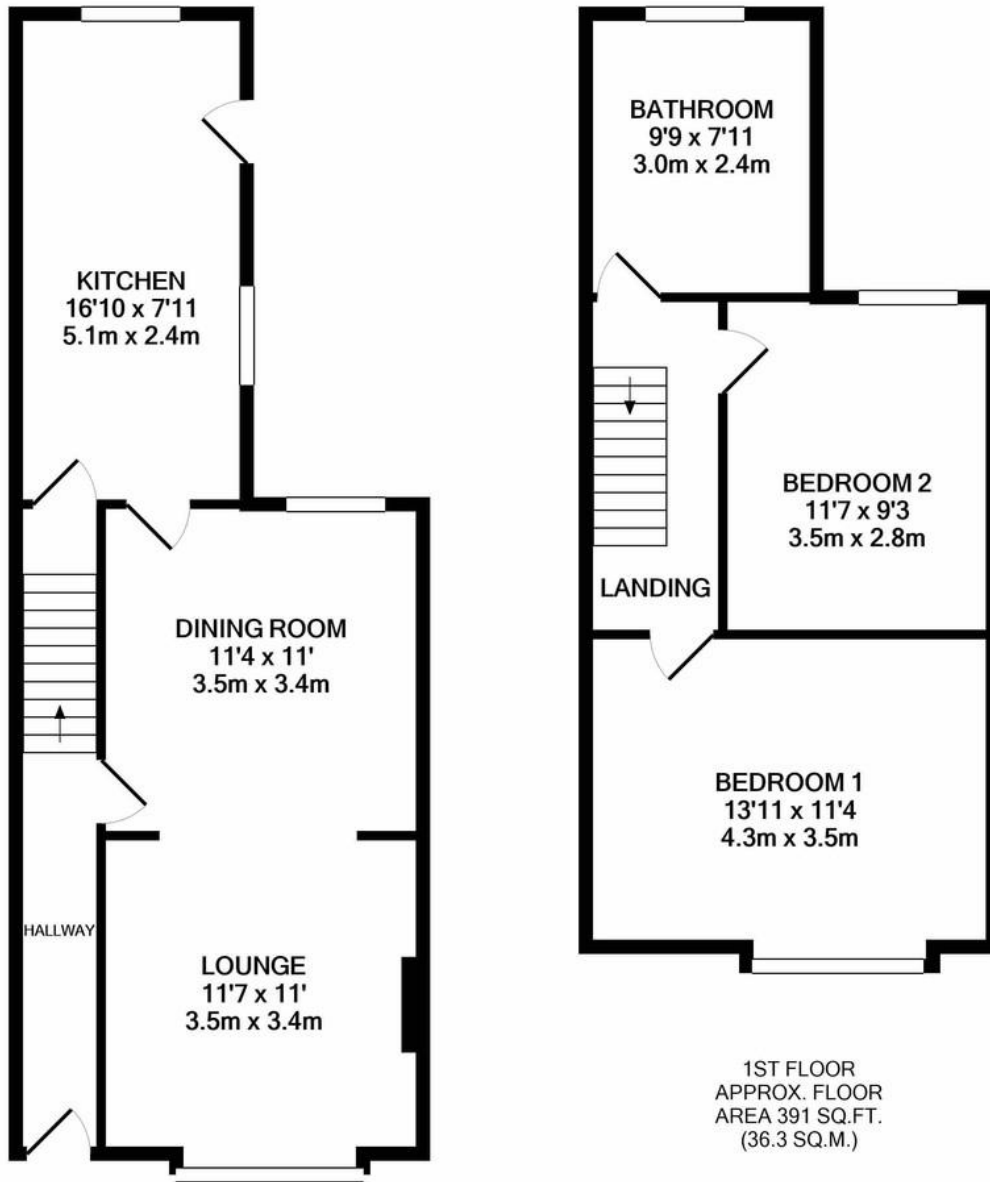
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	53	55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



OUTSIDE small walled garden to the front, enclosed garden to the rear





GROUND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Martin & Co Gloucester

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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 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.