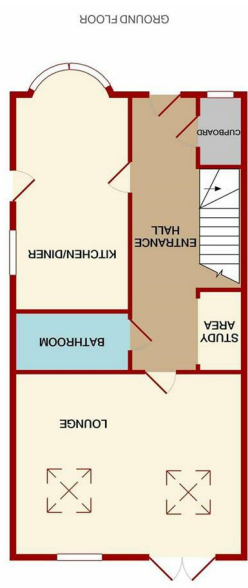
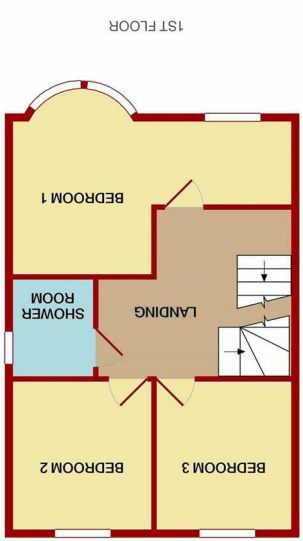
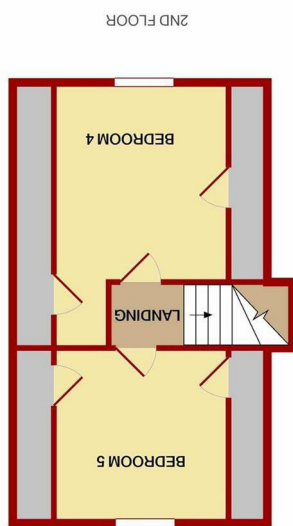
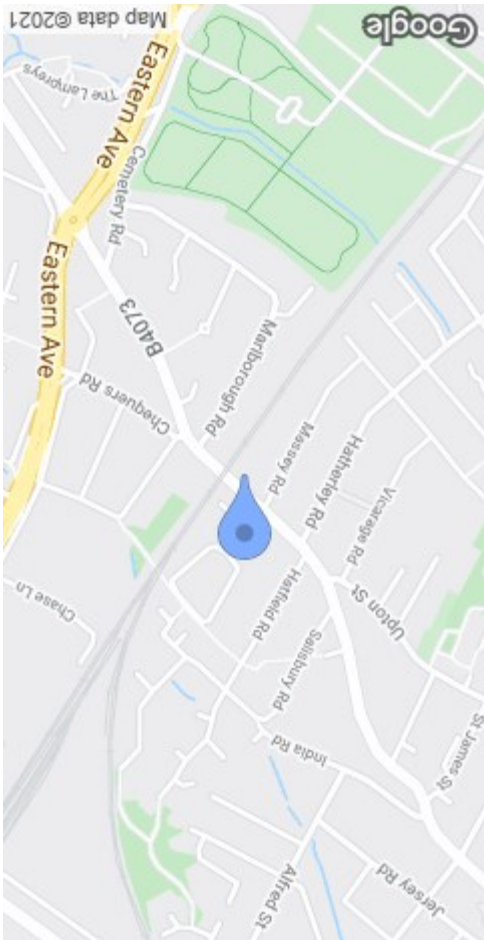




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>B</td><td>48-57 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>C</td><td>58-67 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>D</td><td>68-77 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>E</td><td>78-87 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>F</td><td>88-97 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>G</td><td>98-127 kWh/m² per year (CO₂ eq)</td></tr> </table>	A	39-47 kWh/m ² per year (CO ₂ eq)	B	48-57 kWh/m ² per year (CO ₂ eq)	C	58-67 kWh/m ² per year (CO ₂ eq)	D	68-77 kWh/m ² per year (CO ₂ eq)	E	78-87 kWh/m ² per year (CO ₂ eq)	F	88-97 kWh/m ² per year (CO ₂ eq)	G	98-127 kWh/m ² per year (CO ₂ eq)	<table border="1"> <tr><td>A</td><td>10-35 g/kWh of CO₂ eq</td></tr> <tr><td>B</td><td>36-45 g/kWh of CO₂ eq</td></tr> <tr><td>C</td><td>46-55 g/kWh of CO₂ eq</td></tr> <tr><td>D</td><td>56-65 g/kWh of CO₂ eq</td></tr> <tr><td>E</td><td>66-75 g/kWh of CO₂ eq</td></tr> <tr><td>F</td><td>76-85 g/kWh of CO₂ eq</td></tr> <tr><td>G</td><td>86-100 g/kWh of CO₂ eq</td></tr> </table>	A	10-35 g/kWh of CO ₂ eq	B	36-45 g/kWh of CO ₂ eq	C	46-55 g/kWh of CO ₂ eq	D	56-65 g/kWh of CO ₂ eq	E	66-75 g/kWh of CO ₂ eq	F	76-85 g/kWh of CO ₂ eq	G	86-100 g/kWh of CO ₂ eq
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386A Barton Street
 Gloucester GL1 4LF

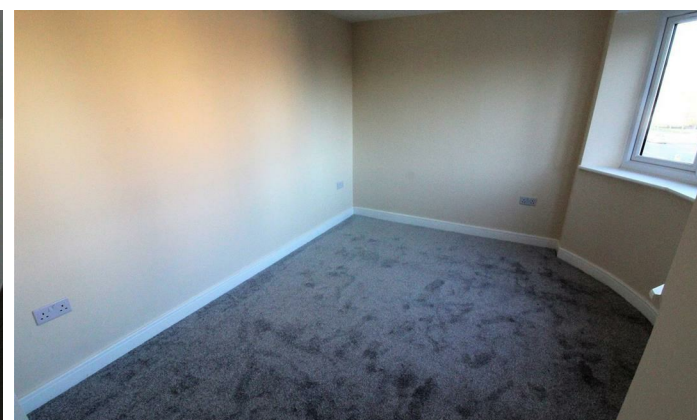
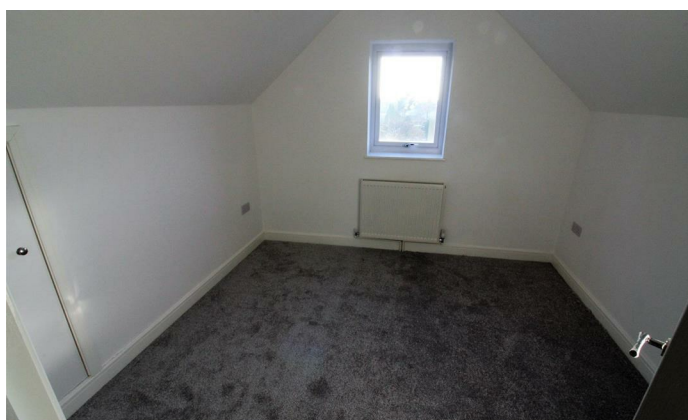
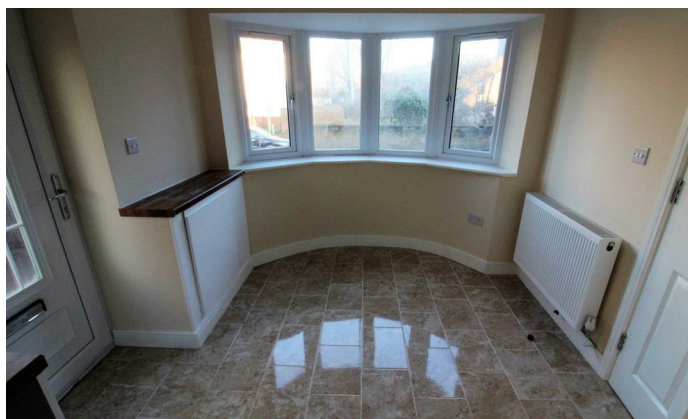
STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £269,950

Five bedroom detached family home benefiting from 17ft kitchen/diner, 17ft lounge with velux windows, downstairs bathroom, upstairs shower room, gas central heating, double glazing, off road parking, enclosed rear garden and no onward chain.

Gloucester City Centre has brand name stores, large retail outlets, fashion shops and the indoor Eastgate shopping precinct. There is also a variety of shops, restaurants, wine bars and public houses to suit all tastes. Sporting facilities include a Leisure Centre, Local Football and Rugby Clubs and a Country Club with its own golf course and ski centre.

Gloucester Quays Designer Outlet can be located close to the Historic Docks, here you will find Food, Drink, Cinema and a Hotel.



Door leads into:

ENTRANCE HALL

KITCHEN/DINER

17' x 8'9 (5.18m x 2.67m)

BATHROOM

8'1 x 4'7 (2.46m x 1.40m)

LOUNGE

17'5 x 14'1 (5.31m x 4.29m)

From the entrance hall stairs lead to the first floor.

LANDING

BEDROOM 1

17'5 x 9'8 max (5.31m x 2.95m max)

BEDROOM 2

9'5 x 8'5 (2.87m x 2.57m)

BEDROOM 3

9'4 x 8'5 (2.84m x 2.57m)

SHOWER ROOM

6'3 x 5'3 (1.91m x 1.60m)

From the landing stairs lead to the second floor.

LANDING

BEDROOM 4

11'6 x 9'9 (3.51m x 2.97m)

BEDROOM 5

10' x 9'4 (3.05m x 2.84m)

OFF ROAD PARKING

GARDEN

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

TENURE

Freehold.

LOCAL AUTHORITY

Council Tax Band: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).