

ESTATE AGENTS



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PRICE: OFFERS IN EXCESS OF
£210,000

REF: LG24215/JF

**21 THE OVAL
GLOUCESTER
GL1 5EE**



**A 1940'S SEMI DETACHED HOUSE SITUATED IN A
LOVELY LOCATION IN NEED OF REFURBISHMENT**

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21 THE OVAL, GLOUCESTER

The Oval is a quiet residential road in Linden. The property is well located for local amenities, primary and secondary schools, and several local parks. The Oval itself has a central enclosed park which has tennis and basketball courts within it. The area also benefits from Gloucester Quays Outlet and Robinswood Hill Country Park.

Number 21 is offered to the market with no onward chain, three-bedroom semi-detached offering accommodation over two floors, comprising of; entrance hall, dining room, living room, kitchen, downstairs WC. Upstairs you will find three bedrooms (two doubles) large landing and family bathroom. Large rear gardens. In need of internal refurbishment this property offers a lot of potential to be a lovely family home.

NO ONWARD CHAIN: THREE BEDROOMS: SITTING ROOM: DINING ROOM: KITCHEN: BATHROOM: LARGE GARDEN: LOCATED IN LINDEN: IN NEED OF REFURBISHMENT: OVERLOOKING THE TENNIS COURTS:

Single glazed wooden door.

SMALL ENTRANCE HALL:

Door leading to:-

LIVING ROOM: 18' x 11'7.

Double glazed windows. Gas fireplace. T.V point. Electric heating system. Consumer box. Door leading to:-



KITCHEN: 10'6 x 6'6.

Tiled flooring. Single sink and drainer. Larder cupboard. Gas cooker. Space for washing machine. Understairs cupboard. Double glazed windows overlooking the garden.



Single pane door leading to W.C.

Door to garden (side access).

DINING ROOM: 11'9 x 9'9.

Single and double glazed windows. Electric heater.



From the entrance hall stairs lead to:-

FIRST FLOOR:

LANDING:

Airing cupboard with tank. Single glazed window. Electric heater. Small loft hatch.

MASTER BEDROOM: 13'3 x 12'.

Exposed wooden flooring. Built in wardrobe/cupboard. Double glazed window.



BEDROOM 2: 11'9 x 9'.

Double glazed window.



BEDROOM 3: 9' x 7'9.

Single glazed window overlooking the garden.



BATHROOM:

Part tiled. Panelled bath. Sink. Low level W.C. Single glazed frosted window.

EXTERIOR:

Approximate 140 ft garden. South west backing. Shed.





EPC: TBC

AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT