

**TG**

SALES & LETTINGS





Finlay Road, Gloucester  
Gloucestershire GL4 6TW

**Offers in Excess of £330,000**

- \*\*\*No Onward Chain\*\*\*
- Re-Fitted Kitchen
- Detached Garage & Ample ORP
- Extended To The Rear
- Three Bedrooms
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazed

### The Property

\* Welcome home! A fabulous extended three-bedroom detached property with parking \* TG Sales & Lettings are delighted to offer For Sale this EXTENDED, THREE BEDROOM DETACHED property that has undergone some significant works.

Located close to Gloucester City Centre, local transport routes, and amenities, it would make a perfect family home.

On the ground floor, there is an entrance hallway, a large lounge with a bay window to the front, a dining room that has been extended to create a light and airy family room, which has a fantastic, glazed picture window, with French doors leading out into the rear garden.

The re-fitted kitchen benefits from integrated appliances and a downstairs cloakroom.

Upstairs you will find two good-sized double bedrooms, a single bedroom, and a modern fitted bathroom with a mixer shower over the p-shaped bath.

A family-friendly enclosed garden is found at the rear of the property. This is mainly laid to lawn but with a secluded patio area, and you will also find a detached garage to the side.

The property also benefits from off-road parking, gas central heating, and double glazing throughout.

Come and view this lovely property and make it your next home.



### Situation

**Finlay road has great access into Gloucester City Centre which has many top brand name stores, large retail outlets and fashion shops. Within easy walking distance you will find the Quays where you will also find a variety of shops, restaurants, bars and a cinema. Sporting facilities include a Leisure Centre, Local football and Rugby clubs and much more. Local schools are available for all ages.**

### Directions

**SATNAV postcode GL4 6TW**

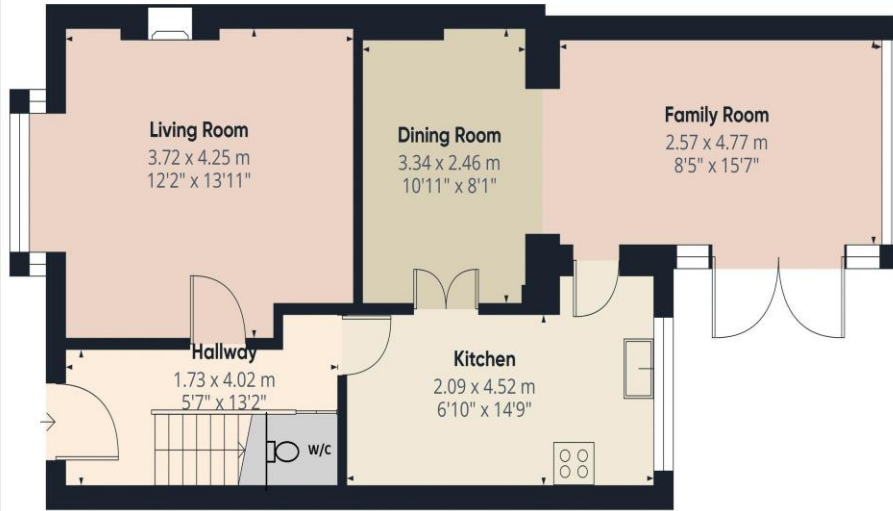
### Tenure Freehold

**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band** C





Approximate total area<sup>(1)</sup>  
55.3 m<sup>2</sup>  
596 ft<sup>2</sup>

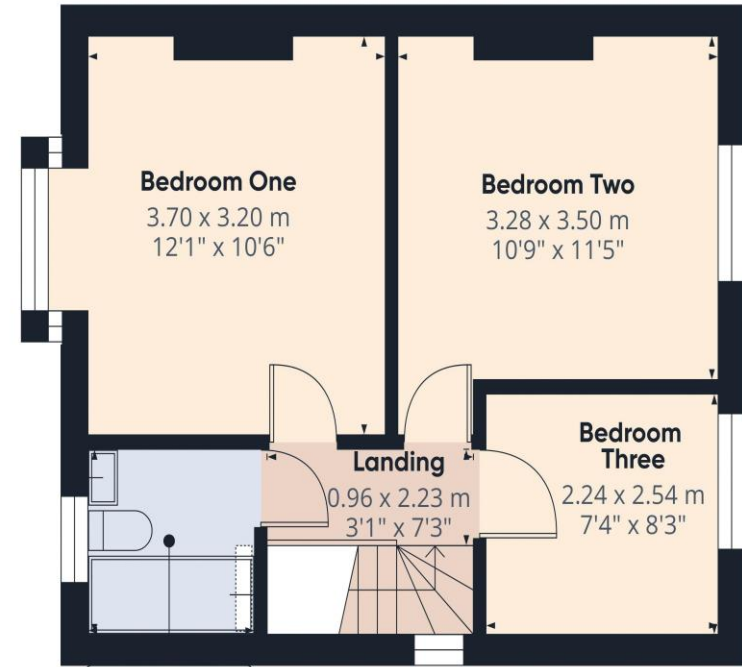
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Approximate total area<sup>(1)</sup>  
35.6 m<sup>2</sup>  
384 ft<sup>2</sup>

(1) Excluding balconies and terraces

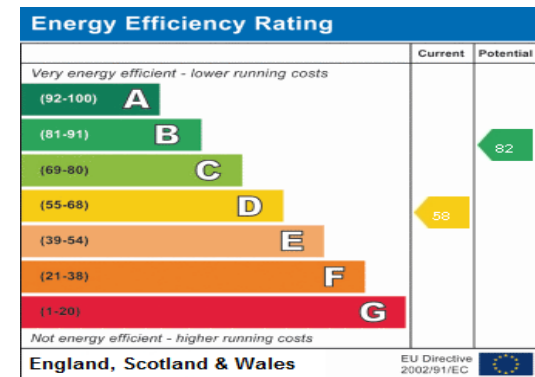
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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