



## 11 Billbrook Road , Gloucester, GL3 3QS

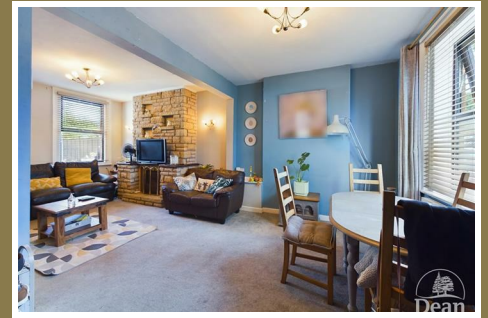
Offers Over £250,000





NO CHAIN\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer to the market this gorgeous Victorian two bedroom semi detached property in Hucclecote, Gloucester. Billbrook Road is a sought after area of Gloucester and within walking distance of local shops, local schools, a community centre and doctors, there is transport links to both Gloucester town and Cheltenham nearby.

Built in the early 1900's this traditional Victorian home comprises of spacious lounge/diner with gas feature fireplace and brick surround and fitted modern kitchen downstairs, there are then two double bedrooms and bathroom upstairs. Outside we have off road parking and a rear garden which is over 150 foot long. VIEWING IS HIGHLY RECOMMENDED.



Approached via UPVC double glazed front door into:

#### Lounge/Dining Room:

UPVC double glazed windows to front and rear, television point, two radiators, power points, gas feature fireplace with brick surround. Staircase to fire floor, door to:

#### Kitchen:

A range of wall and base cupboards with worktops and inset sink/drain, electric oven with hob and extractor hood, integrated fridge/freezer, plumbing for washing machine, part tiled walls, tiled floor, UPVC double glazed windows to rear and side, UPVC double glazed door to side.

#### First Floor Landing:

Access to loft with ladder and power.

#### Bedroom One:

Two UPVC double glazed windows to front, radiator, power points, range of built in wardrobes.

#### Bedroom Two:

UPVC double glazed window to rear, radiator, power points.

#### Bathroom:

Shower cubicle, low level W.C., pedestal wash hand basin, towel rail, cupboard with shelving and housing Vaillant combination gas central heating boiler, UPVC frosted double glazed window to rear.

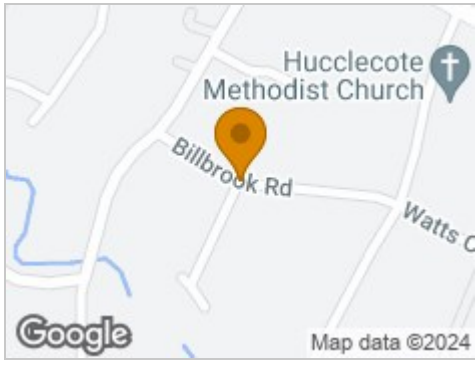
#### Outside:

To the front of the property there is a gravelled driveway for off road parking and a small area with a tree and mature shrubs, there is gated access to the side for the rear of the property. The rear garden is over 150 foot long, it is mainly laid to lawn, with some mature bushes and shrubs, there is a patio area near the house with space for seating.



Consumer Notes: These details do not constitute any part of any Offer, Contract or Tenancy Agreement.  
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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.  
Measurements: Great care is taken when measuring, but measurements should not be relied upon. This property sheet forms part of our database and is protected by database rights and copyright laws.  
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars.

## Road Map



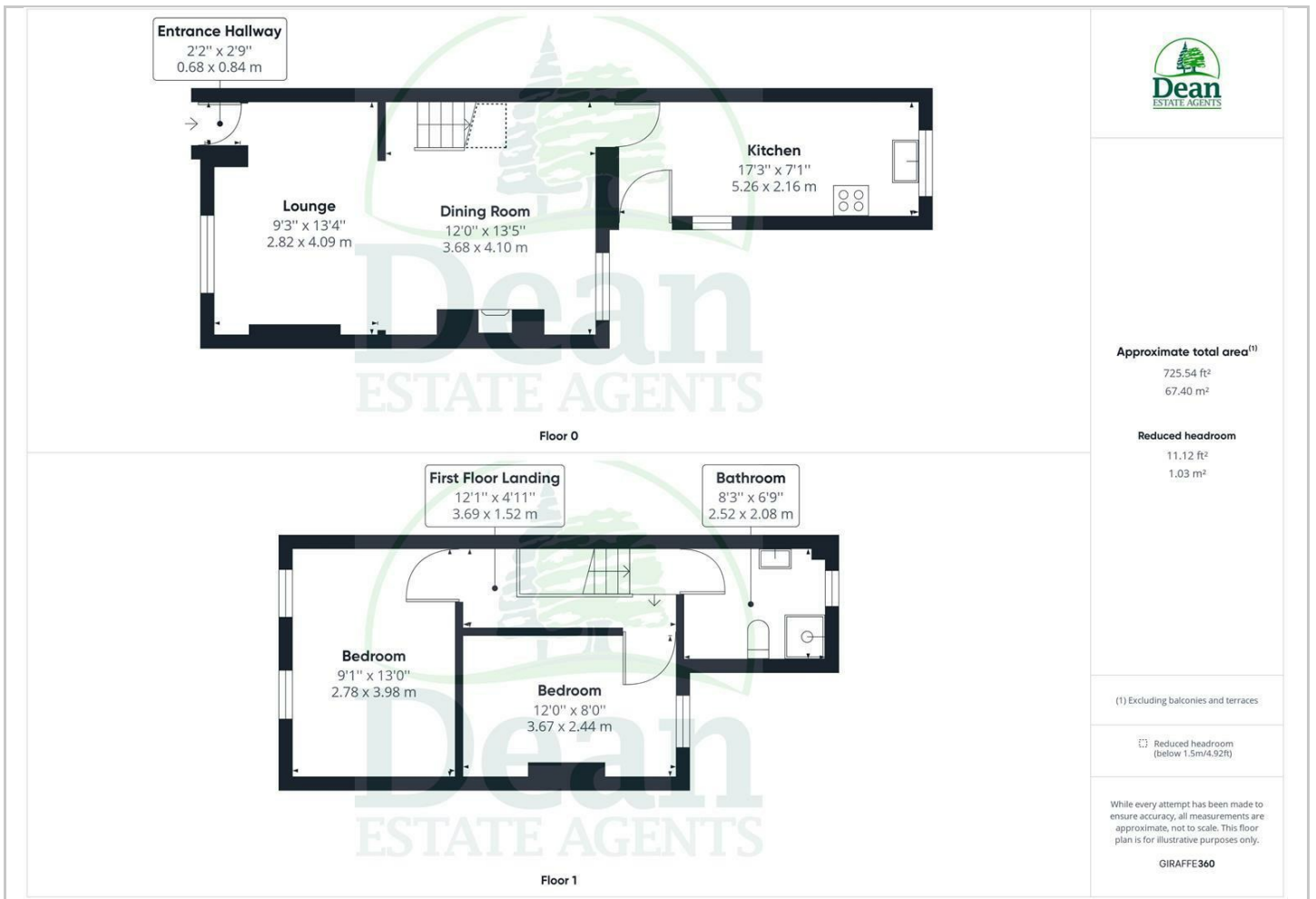
## Hybrid Map



## Terrain Map



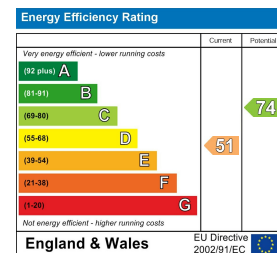
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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