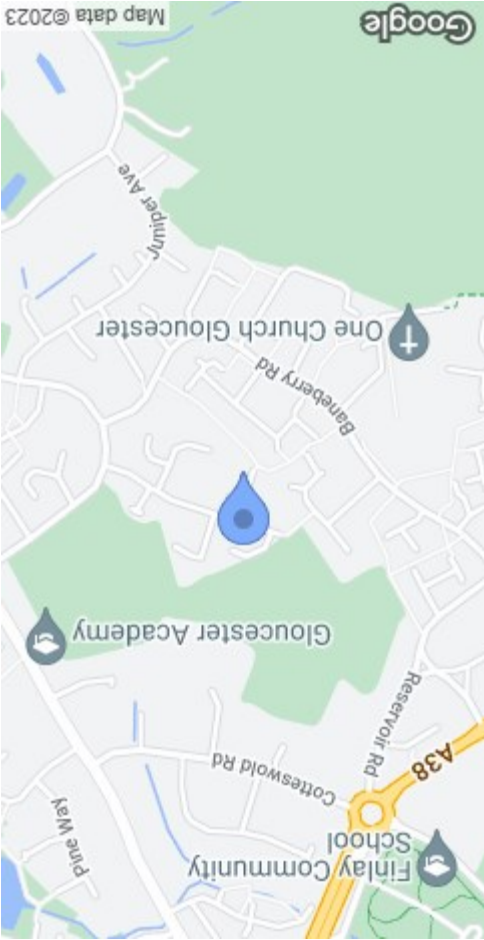
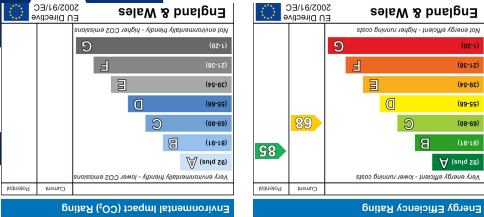


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



1ST FLOOR



GROUND FLOOR



13 Amberley Road
Matson, Gloucester GL4 6BB

Offers Over £180,000

Extended Lang Easy Form constructed three bedroom (bedroom one is a walk through) terraced house situated at the end of a cul-de-sac.

Inside there is an extended lounge with French doors onto the garden, a dining room that overlooks the cul-de-sac and finally downstairs the fitted kitchen.

Upstairs there are three bedrooms serviced by a bathroom with a white suite.

Outside there is an enclosed garden with a storage shed.

Matson is a suburb in the City of Gloucester. Today, Matson is best known for the council estate that was built in the village after the Second World War. Matson is bordered primarily by Robinswood Hill, a large hill that rises to 283 metres above sea level. Much of Matson is built on the sides of the hill, which features the Gloucester Ski Centre. The famous slopes helped Eddie the Eagle prepare for the Calgary Winter Olympics when he was the first British ski jumper for 60 years. More than 20 years later the centre is still going strong. This place is a huge hit with families, from seasoned skiers to beginners finding their feet on the slopes. Matson also contains a pub, a shopping parade, doctor's surgery and several churches. Celebrity chef Tom Kerridge named his "expensive" curry sauce after the sauce that he used to buy from his local chipshop on the Matson estate. Matson Lake has been cleaned up and the locals have regular littler picks around the lake to make it a nice place for families to visit. The lake has recently had more fish added to it and it is a popular angling hotspot in Gloucester. It might be part of the city but there's a bit of the countryside which is forever at home in Matson. A local farmer has grazing rights for the area so it isn't uncommon to spot sheep munching the grass on the green on Redwell Road and opposite the Matson parade of shops on Matson Avenue.



Double glazed front door leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off.

EXTENDED LOUNGE

24'9 x 10'3 max (7.54m x 3.12m max)

Laminate flooring, tv point, double radiator, upvc double glazed French doors to rear elevation leading onto the patio, matching window to side elevation.

DINING ROOM

12'8 x 9' max (3.86m x 2.74m max)

Laminate flooring, single radiator, understairs storage cupboard, upvc double glazed window to front elevation, upvc double glazed door to front elevation leading into the entrance porch.

KITCHEN

11'3 x 9' (3.43m x 2.74m)

Base and wall mounted units, laminated worktops, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, gas hob and extractor hood, plumbing for automatic washing machine and dishwasher, wall mounted gas fired combination boiler, upvc double glazed door and window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, upvc double glazed window to front elevation.

BEDROOM 1

12'10 x 11'8 max (3.91m x 3.56m max)

Single radiator, upvc double glazed window to rear elevation, doorway through to:

BEDROOM 2

12' x 9'2 max (3.66m x 2.79m max)

Single radiator, upvc double glazed window to rear elevation.

BEDROOM 3

8'8 x 8'3 max (2.64m x 2.51m max)

Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

BATHROOM

6'3 x 5'6 (1.91m x 1.68m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, chrome heated towel rail, upvc double glazed window to front elevation.

OUTSIDE

To the rear there is an enclosed garden with a paved patio, lawned area and wooden built storage shed with fencing surround.

AGENTS NOTE

The current owners park on the front of the property but there is no drop curb or permission from Gloucester Highways.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

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.

DIRECTIONS

From Painswick Road turn right where signposted into Norbury Avenue turning right where signposted into Badminton Road then left into Amberley Road where the property can be located on the left hand side.

PROPERTY SURVEYS

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