



# Farr & Farr

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**PRICE: £210,000**

**REF : H23464/SM**

**23 REDSTART WAY  
ABBEYDALE  
GLOUCESTER  
GL4 4TJ**



**A WELL PRESENTED 3 BEDROOMED END TERRACED  
HOUSE IN A POPULAR LOCATION  
NO ONWARD CHAIN**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

**23 REDSTART WAY, ABBEYDALE, GLOUCESTER, GL4 4TJ**

This well maintained house benefits from a good size lounge/diner, three bedrooms, refitted kitchen and bathroom, along with a pleasant rear garden and garage.

Redstart Way can be found off Hawthorn Avenue in the heart of Abbeydale in close proximity to local amenities, a large supermarket and well respected schools. Access to Cheltenham/Gloucester and the M5 motorway junction are all within easy reach.

**3 GOOD BEDROOMS; LOUNGE/DINER; BATHROOM; SEPARATE WC;  
MODERN KITCHEN; GAS CENTRAL HEATING;  
UPVC DOUBLE GLAZING; GARAGE; PRIVATE GARDENS**

**ENTRANCE :**

Via glazed UPVC front door.

**ENTRANCE HALL :**

Radiator. Understairs storage cupboards. Stairs to first floor.

**SITTING ROOM / DINING ROOM : 23'7 x 11'9**

Two radiators. Window to front and French doors into rear garden. Fitted carpets. TV point. Attractive fireplace with marble heath and modern electric fire.



**KITCHEN : 8'9 x 8'5**

Radiator. Window and glazed door to rear. Range of base and wall cupboards, drawers and worktops. Stainless steel sink with drainer and mixer taps. Spaces for washing machine, fridge and cooker. Wall mounted 'Worcester' gas central heating boiler.



**FIRST FLOOR LANDING :**

Built in airing cupboard. Access to loft.

**BEDROOM 1 : 10'2 x 11'9**

Radiator. Window to front. Built in double wardrobe.



**BEDROOM 2 : 11'8 x 11'5**

Radiator. Window to rear. Double built in wardrobe space.



**BEDROOM 3 : 7'6 x 8'8**  
Radiator. Window to front.



**SEPARATE WC:**  
Radiator. Window to rear. Modern low level white WC.

**BATHROOM :**  
Radiator. Window to rear. Refitted modern vanity sink unit with cupboard under, white panelled bath with 'Mira' power shower over. Tiled walls.



**EXTERIOR :**

**FRONT GARDEN :**  
Laid to lawn with pathway to front door.

**REAR GARDEN :**  
Well tended attractive rear garden mainly laid to lawn with mature shrub borders. Wooden gate giving access to parking at rear of property and garage.



**GARAGE :**

With up and over door and side door onto garden. Additional off road parking space.



**NOTE:**

All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**



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Approx Total Area, 76.6 m<sup>2</sup>

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# Energy Performance Certificate



23, Redstart Way, Abbeydale, GLOUCESTER, GL4 4TJ

**Dwelling type:** End-terrace house  
**Reference number:** 8488-7729-6569-0140-4976  
**Date of assessment:** 30 November 2018  
**Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 03 December 2018  
**Total floor area:** 79 m<sup>2</sup>

## Use this document to:

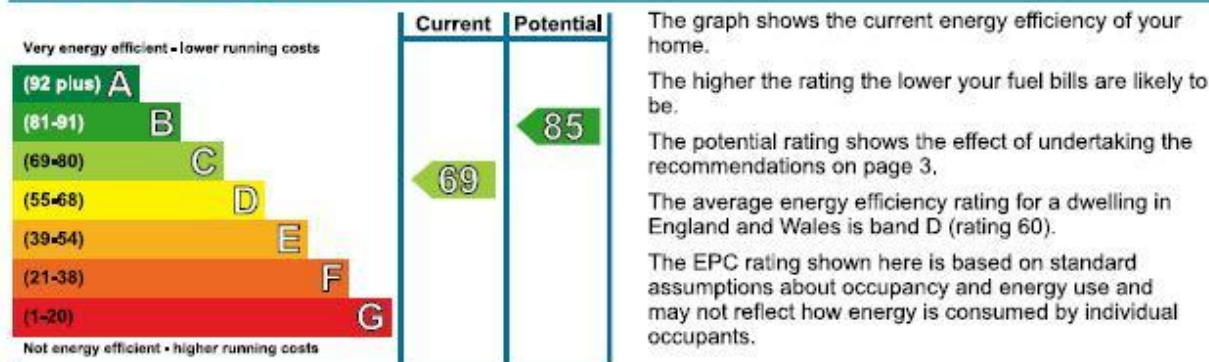
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,965</b>
<b>Over 3 years you could save</b>	<b>£ 378</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 171 over 3 years	
Heating	£ 1,398 over 3 years	£ 1,290 over 3 years	
Hot Water	£ 225 over 3 years	£ 126 over 3 years	
<b>Totals</b>	<b>£ 1,965</b>	<b>£ 1,587</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 132
2 Low energy lighting for all fixed outlets	£45	£ 144
3 Solar water heating	£4,000 - £6,000	£ 99

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.