



R B WALTERS ESTATE AGENTS

R B Walters Estate Agents

Tel: 01452 260993

www.rbwaltersestateagents.co.uk

Email: enquiries@rbwalters.co.uk



Edwy Parade, Gloucester, GL1 2QH.

Use This Section to Record Your Own Personal Property Notes -

Charming Character Home

Spacious Accommodation

Replacement Roof 2021

Refitted Kitchen in Past 18 Months

Basement

Central City Location Surrounding Private Gardens

Refurbished in Past Few Years

New Windows Including Tilt and Turn to Front

Combi Gas Boiler Installed 2019

Offers in the Region Of £325,000

Edwy Parade, Gloucester, GL1 2QH.

Offers in the Region Of £325,000

A well presented and SPACIOUS home full of charm and CHARACTER and situated opposite a private and gated residents garden and tennis court within walking distance of the city centre, train station and hospital.

This beautiful home has been sympathetically updated and enhanced by the current owner over the past few years to include a new roof in 2021, new kitchen in 2023, new combi boiler in 2019 and a number of new windows in 2022 whilst the gas safety inspection and electrical safety certificates were updated in January 2024,

The accommodation is spread across 4 floors with a basement and a wonderfully light loft room (accessed via a drop down ladder) providing a superb home working space or play/music room. The ground floor has a lounge with feature bay, tilt and turn window overlooking the square, dining room and fitted kitchen featuring 18 month kiln dried worktops, eye level ovens, concealed lighting and instant boiling water tap. Upstairs there are 3 good size bedrooms and a bathroom.

The rear garden is enclosed with stone walling and has a patio and area of lawn and features a variety of fruit plants and fruit trees with cherry, plum, blackberry, blackcurrant, strawberry, raspberries and gooseberries amongst them not to mention flowering bulbs that provide a splash of colour at different times throughout the year.

There is parking on the road and residents permits are available for £63.60 for the first car and £127.35 for the second.

Agents Note

Residents of Edwy Parade and Kingsholm Square can pay £25 per annum to keep the gardens square and tennis court private and this also gains access to the ballot for tickets for the Wimbledon Tennis Championships.

Services

- Mains Gas Central Heating
- Mains Electric
- Mains Water (not metered)
- Mains Drainage
- Superfast Fibre Broadband Available

Entrance Hall

Lounge 12' 8" x 12' 7" (3.86m x 3.83m)

Dining Room 12' 8" x 10' 11" (3.86m x 3.32m)

Kitchen 15' 0" x 9' 0" (4.57m x 2.74m)

Cloakroom

First Floor Landing

Bedroom 14' 10" x 10' 4" (4.52m x 3.15m)

Bedroom 12' 8" x 10' 11" (3.86m x 3.32m)

Bedroom 9' 0" x 8' 4" (2.74m x 2.54m)

Bathroom

Loft Room (Accessed via ladder) 16' 5" x 14' 3" (5.00m x 4.34m)

Basement 12' 7" x 10' 1" (3.83m x 3.07m)

OUTSIDE

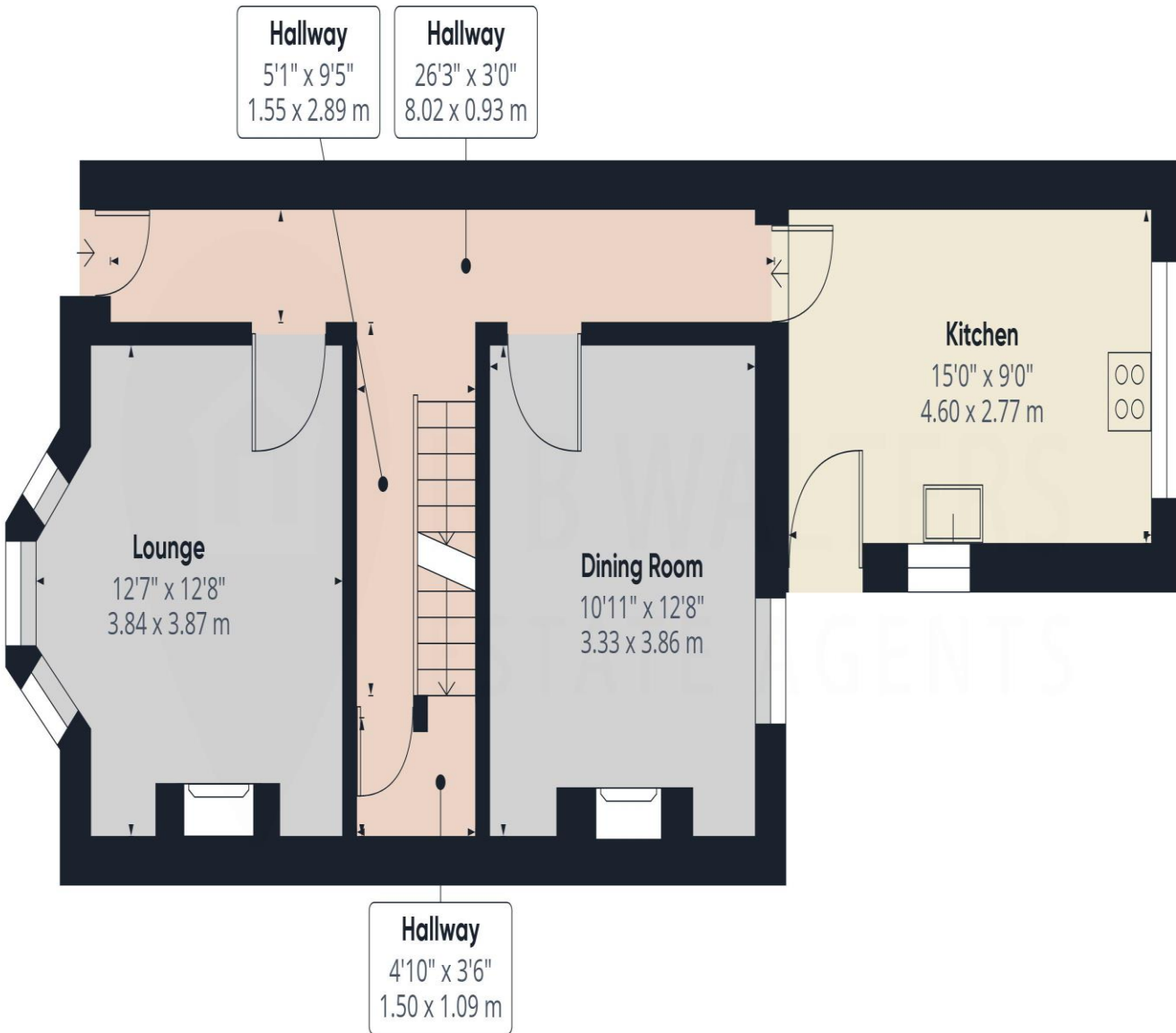
Rear Garden

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area⁽¹⁾

562.59 ft²

52.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor