



R B WALTERS ESTATE AGENTS

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Alvin Street, Gloucester, GL1 3EH.

Use This Section to Record Your Own Personal Property Notes -

City Centre Location

Four Bedrooms

Good Size Garden

Chain Free

Substantial Accommodation

Four Reception Rooms

Convenient for City Centre and Hospital

Two Bathrooms

£350,000

EXCEPTIONALLY LARGE period property with SPACIOUS accommodation spread across 4 floors with FOUR RECEPTION rooms and a very good size rear garden.

The property is centrally located to the city centre just a short walk from the train station and hospital and provides a large amount of living accommodation. There is a basement ideal for storage and then on the ground floor a good size entrance hall, kitchen/diner, sitting room and conservatory. Upstairs there is a 21ft lounge across the front of the property and then two bedrooms and a bathroom with a further two bedrooms and additional bathroom on the second floor.

Outside the rear garden is of particularly good size and enjoys a good amount of privacy and is mainly lawned with a decked seating area. On the road parking is available and a residents permit can be purchased for £63.60 for the first car and £127.35 for the second.

Services

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

Entrance Hall 18' 1" x 13' 0" (5.51m x 3.96m)

Kitchen/Breakfast Room 18' 0" x 9' 8" (5.48m x 2.94m)

Dining Room 11' 9" x 9' 9" (3.58m x 2.97m)

Sitting Room 13' 11" x 8' 10" (4.24m x 2.69m)

Conservatory 13' 7" x 11' 10" (4.14m x 3.60m)

Cloakroom

First Floor

Lounge 21' 11" x 10' 10" (6.68m x 3.30m)

Bedroom 12' 8" x 9' 9" (3.86m x 2.97m)

Bedroom 9' 11" x 8' 7" (3.02m x 2.61m)

Bathroom

Second Floor

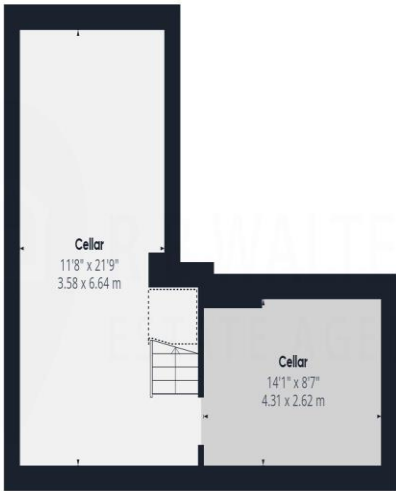
Bedroom 11' 2" x 10' 7" (3.40m x 3.22m)

Bedroom 11' 1" x 9' 2" (3.38m x 2.79m)

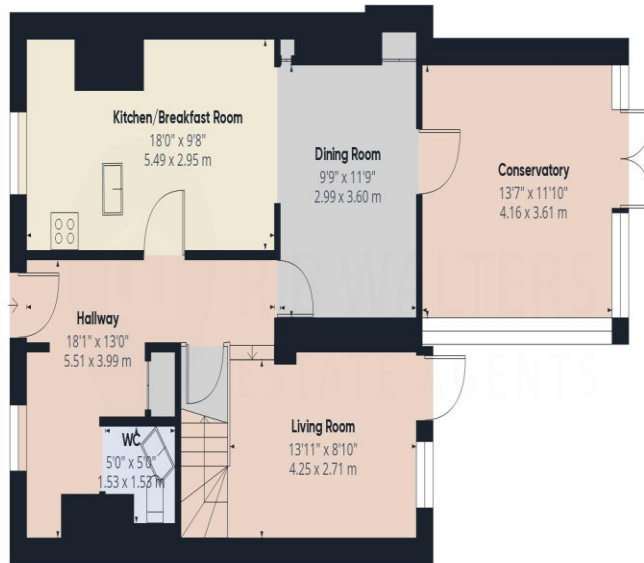
Bathroom

Basement 21' 9" x 11' 8" (6.62m x 3.55m)

Basement 14' 1" x 8' 7" (4.31m x 2.62m)



Ground Floor



Floor 1

Approximate total area⁽¹⁾

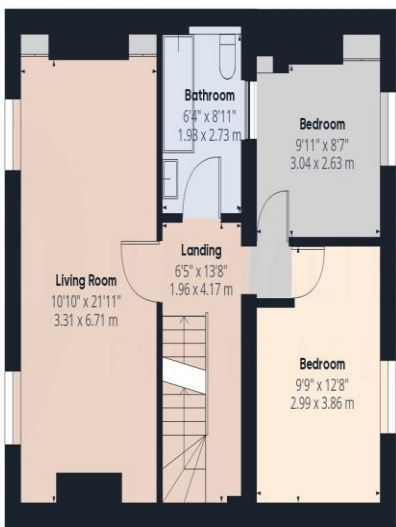
2163.05 ft²

200.95 m²

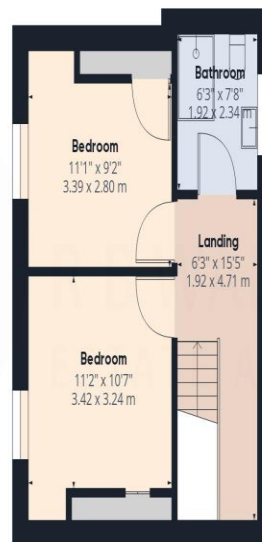
Reduced headroom

9.91 ft²

0.92 m²



Floor 2



Floor 3

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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