



R B WALTERS ESTATE AGENTS

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## Lewisham Road, Gloucester, GL1 5EL.

Use This Section to Record Your Own Personal Property Notes -



**Stunning Victorian Semi**

**Extended Kitchen with Glass Roof**

**South Facing Garden**

**Three Bedrooms**

**Two Wood Burning Stoves**

**Off Road Parking**

**Wealth of Character**

**Garden Office**

**Bathroom and Ground Floor Cloakroom**

**Exposed Mosaic Tiled and Wooden Floors**

**Offers in the Region Of £320,000**

# Lewisham Road, Gloucester, GL1 5EL.

Offers in the Region Of £320,000

A stunning Victorian home which certainly provides the WOW factor from the moment you step through the front door on to the mosaic tiled floor.

This semi-detached home which is located in the popular Linden area of the city has been beautifully enhanced and restored by the current owner and now offers a superb opportunity for one discerning buyer to enjoy a turn key property which provides well-proportioned accommodation which is exceptionally presented throughout.

The property features restored wooden floorboards, a bay fronted lounge complete with wood burning stove, separate dining room with additional wood burning stove and Hammonds bespoke fitted storage and display furniture. The kitchen has been extended with feature exposed brick wall and glass ceiling and an extensive range of modern units with Quartz worktops and high spec appliances and bi-fold doors to the rear garden. There is also a utility area and ground floor cloakroom. Upstairs the master bedroom also features Hammond fitted wardrobes and there is a second double bedroom with storage and a good size single bedroom whilst the bathroom has been refitted to compliment the history of the home.

Outside there is off road parking and further on road parking directly in front of the driveway and property whilst side access leads to the landscaped rear garden which enjoys a Southerly aspect and total privacy. The rear garden has attractive patio area and then an area of lawn with well-established boundaries and leads to a garden room at the far end which would be ideal for those looking to work from home in any capacity.

Lewisham Road is just a stone's throw to a major bus route to the city centre, train station and hospital and also in close proximity to the popular Grammar schools of Ribston Hall, and Crypt whilst further good schools at Linden, Calton and St Peters are also near by. Beautiful walks at Robinswood Hill can be easily enjoyed and the M5 motorway to Bristol is about 10 minutes away.

## Services

- Mains Gas Central Heating
- Two Wood Burning Stoves
- Combi Boiler Fitted Approximately 2/3 Years Ago
- Mains Electric
- Mains Water (not metered)
- Mains Drainage
- Superfast Fibre Broadband Available

## Entrance Hall

**Lounge** 10' 10" x 10' 3" (3.30m x 3.12m)

**Dining Room** 11' 5" x 10' 8" (3.48m x 3.25m)

**Kitchen** 15' 3" x 13' 10" (4.64m x 4.21m)

**Utility** 5' 3" x 3' 8" (1.60m x 1.12m)

**Cloakroom**

**First Floor**

**Bedroom** 12' 10" x 10' 9" (3.91m x 3.27m)

**Bedroom** 11' 8" x 8' 7" (3.55m x 2.61m)

**Bedroom** 8' 4" x 7' 6" (2.54m x 2.28m)

**Bathroom**


**OUTSIDE**

**Off Road Parking**

**Rear Garden**

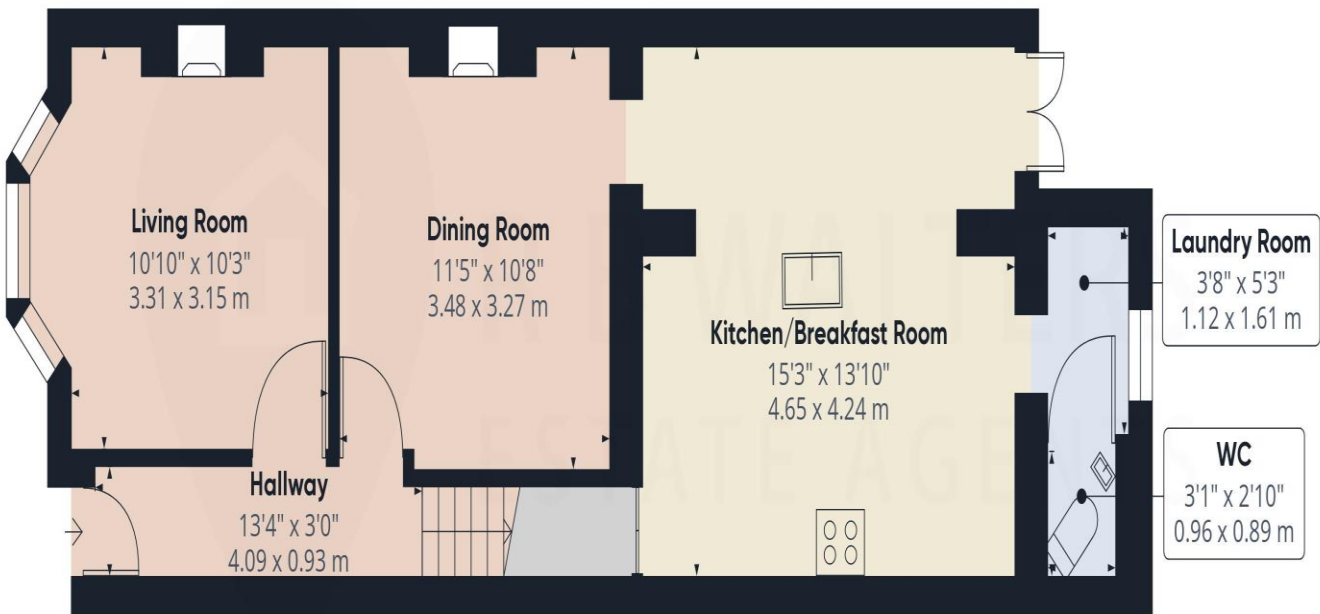
**Garden Office** 15' 9" x 10' 1" (4.80m x 3.07m)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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<sup>(1)</sup>

547.14 ft<sup>2</sup>

50.83 m<sup>2</sup>

(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.

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