



R B WALTERS ESTATE AGENTS

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Edwy Parade, Gloucester, GL1 2QH.

Use This Section to Record Your Own Personal Property Notes -



Character 1900's Home

Overlooking Private Residential Square

Three Bedrooms

Separate Dining Room

Garden

Wood Floors and Stripped Pine Doors

Close to City, Train Station and Hospital

Lounge

Residents Parking Permit Available

Gas Central Heating and Double Glazing

£300,000

Retaining much charm and character and within walking distance of the city centre, train station and hospital and situated opposite a private, gated garden and tennis court which is for the sole use of the residents of Edwy Parade and Kingsholm Square.

This spacious terraced home, built in the early 1900's retains exposed wooden floorboards, high ceilings and stripped pine doors. The ground floor has a lounge with feature bay, separate dining room and kitchen/breakfast room whilst upstairs there are 3 good size bedrooms and a bathroom. There is also a basement with restricted head height. The rear garden is enclosed with stone walling and has a patio and area of lawn.

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 garden 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

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

Entrance Hall

Lounge 12' 6" x 12' 4" (3.81m x 3.76m)

Dining Room 11' 4" x 10' 9" (3.45m x 3.27m)

Kitchen/Breakfast Room 14' 11" x 9' 1" (4.54m x 2.77m)

FIRST FLOOR LANDING

Bedroom 16' 0" x 10' 4" (4.87m x 3.15m)

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

Bedroom 8' 11" x 7' 10" (2.72m x 2.39m)

Bathroom

OUTSIDE

Rear Garden

