



**Gambier Parry Gardens, Longford GL2 9RD**

**£499,000**



## Gambier Parry Gardens, Longford GL2 9RD

- Stunning refurbished four bedroom detached family home
- Generous & flexible living accommodation throughout
- En-suite shower room to master
- Private & enclosed rear garden
- Positioned on a generous sized plot
- Popular cul-de-sac location
- EPC rating D67
- Gloucester City Council - Tax Band E (£2,496.19 per annum)

**£499,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Porch

Spacious porch provides convenient space for shoes and coats whilst opening through to the entrance hall.

### Entrance Hallway

Entrance hall provides access to the living room, kitchen, downstairs w.c and built-in cupboard located beneath the stairwell.

### Living Room

Generous sized living room with feature gas fireplace and bay window overlooking the front aspect of the property.

### Kitchen

Modern fitted kitchen benefits from a convenient area for a breakfast table if required. Ample worktop and storage space is provided with an array of integrated appliances to include hob and double ovens alongside plumbing for a dishwasher and automatic washing

machine. Window overlooks the rear aspect whilst doors open to the dining room and additional reception room.

### Dining Room

Currently setup as a home office, the dining room leads through to a conservatory accessed via sliding doors.

### Conservatory

The conservatory provides additional living space with power and lighting. Windows provide views of the rear garden whilst French doors provide access to the garden itself.

### Office / Play Room

The additional reception room offers the potential to be utilised as a home office, play room or utility room if required. Further access is provided to the rear garden as well as access into the integral garage.



### **Integral Garage**

Benefitting from power and lighting, the garage offers the potential to be converted to additional living space if required.

### **Downstairs W.C**

Modern cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the porch.

### **Landing**

Light and airy landing area provides access to all four bedrooms, family bathroom and built-in storage cupboard. Window overlooks the side aspect of the property.

### **Bedroom One**

Double bedroom with window overlooking the front aspect and access provided to an en-suite shower room.

### **En-Suite**

Shower room comprising of w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the side aspect.

### **Bedroom Two**

Double bedroom with window overlooking the rear aspect.

### **Bedroom Three**

Bedroom with window overlooking the front aspect.

### **Bedroom Four**

Currently setup as a games room, the bedroom benefits from a window overlooking the rear aspect.

### **Bathroom**

Part tiled family bathroom comprising of w.c, wash hand basin, heated towel rail, bath with shower attachment from tap and window with frosted glass overlooking the side aspect.

### **Outside**

To the rear, the property boasts a large private rear garden enclosed with fenced borders. Patio areas offers convenient space for seating leading onto a lawned area. Stoned paved area to the rear offers further seating space creating an ideal space for entertaining guests throughout the summer months. Gated side access leads to the front of the property where an additional lawned area is found alongside driveway providing off-road parking for four to five vehicles.

### **Location**

The highly sought after estate of Gambier Parry Gardens is located half a mile and mile respectively from the City Centre and popular Gloucester Quays development. The heart of the suburb provides the home to the Ofsted Outstanding



'Kingsholm Church of England Primary School,' whilst the city provide various secondary and grammar schooling in addition to the private 'King's Secondary School' making to position highly sought after for families. Whilst a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol along the property to also be favoured by a working

professional.

### **Material Information**

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,496.19 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

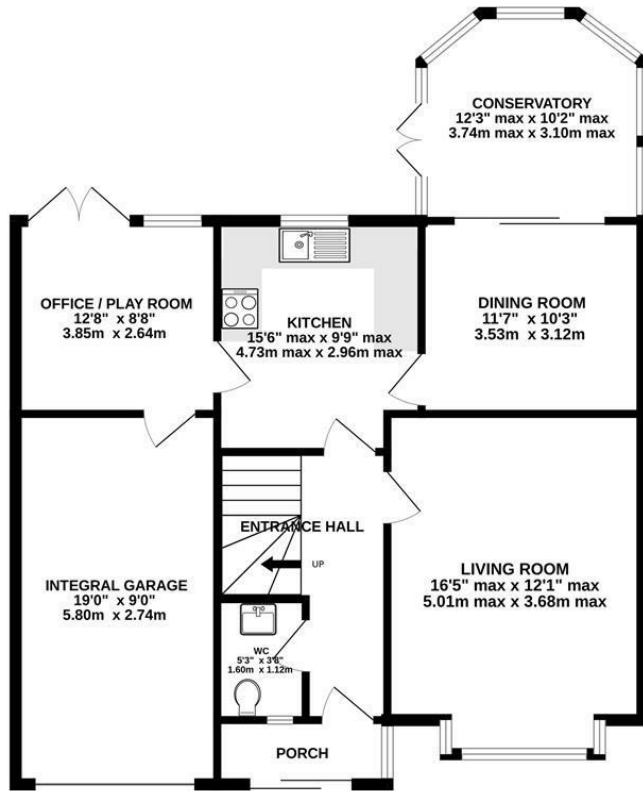
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 39 Mbps, Ultrafast 1000 Mbps download speed.

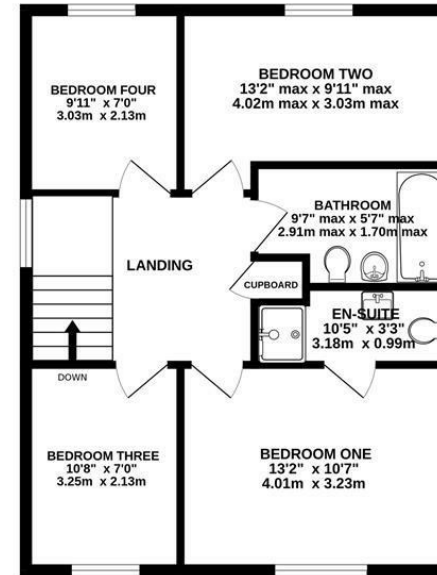
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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