



**3 Sandhurst Road**  
**Gloucester GL1 2SE**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## 3 Sandhurst Road Gloucester GL1 2SE

Offers Over £445,000

**Characterful four bedroom semi detached period property that has been sympathetically restored by it's current owner. Situated in a convenient location with off road parking, a pleasant enclosed rear garden, a spacious master suite on the second floor and a downstairs cloakroom.**

Accommodation comprises open plan lounge/kitchen with exposed beams, French doors onto the garden, quality fitted kitchen units with hardwood tops, Inglenook fireplace housing the range cooker which leads to the utility room and w.c.

On the first floor there are three good sized bedrooms with exposed beams and a family bathroom with a white suite.

On the second floor you have the master bedroom with an open plan en-suite bathroom.

Outside there is off road parking at the side which leads to the enclosed rear garden which has a paved patio with raised beds, a lawn and a wooden built shed.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Double glazed front door leads into:

### ENTRANCE AREA

Hanging rails for coats, engineered hardwood flooring, opening into the open plan living space.

### LOUNGE AREA

16'4 x 14' max (4.98m x 4.27m max)

Former open fireplace, hardwood engineered flooring with underfloor heating, exposed beams, wall lights, stairs leading off, upvc double glazed French doors onto the garden.

### KITCHEN AREA

16'3 x 14'7 max (4.95m x 4.45m max)

Base units, hardwood worktops, sink unit with a mixer tap, breakfast bar, space for table and chairs, engineered hardwood flooring with underfloor heating, heavily beamed ceiling, Inglenook style fireplace housing a Rangemaster cooker, cupboard housing the gas fired combination boiler, upvc double glazed sash window to rear elevation overlooking the rear garden, porthole style window to front elevation, through to:

### UTILITY ROOM

7' x 7' (2.13m x 2.13m )

Belfast sink unit with a laminated worksurface, chrome mixer tap and tiled splashback, space for undercounter freezer, plumbing for an automatic washing machine, engineered hardwood flooring with underfloor heating, upvc double glazed door and sash window to side elevation, door into:

### CLOAKROOM

Low level w.c., electric heated towel rail, engineered hardwood flooring, downlighter, upvc double glazed sash window to side elevation.

From the lounge stairs lead to the first floor.





## LANDING

Double radiator, exposed beam, stairs leading off, upvc double glazed sash window to front elevation.

## BEDROOM 2

**13'9 x 21'2 max (4.19m x 6.45m max)**

Former open fireplace, exposed beam, built in storage cupboard, double radiator, upvc double glazed sash window to rear elevation overlooking the surrounding area.

## BEDROOM 3

**11' x 9'2 max (3.35m x 2.79m max)**

Former open fireplace, exposed beam, double radiator, upvc double glazed sash window to rear elevation overlooking the surrounding area.

## BEDROOM 4

**9'5 x 7'1 (2.87m x 2.16m)**

Single radiator, exposed beam, upvc double glazed sash window to front elevation.

## BATHROOM

**6'9 x 5'6 (2.06m x 1.68m)**

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, chrome heated towel rail, tiled floor, exposed beam, downlighters, upvc double glazed sash window to rear elevation.

From the landing stairs lead to:

## MASTER SUITE

**28'3 x 12'5 max (8.61m x 3.78m max)**

The bedroom area has exposed beams, double radiator, tv point, upvc double glazed sash window to rear elevation overlooking the garden and surrounding area. The en-suite bathroom area has a roll top bath with a mixer tap and showerhead attachment, low level w.c., wash hand basin with a mixer tap and shelf below, partially tiled walls, exposed beams, double radiator, upvc double glazed sash window to rear elevation.



## OUTSIDE

To the side there is gravelled off road parking and a wooden personal access gate leads around to the rear garden where there is a block paved patio with raised flower borders, plants, bushes and trees. This leads onto a lawn with a gravelled area that leads to a wooden built garden shed.

## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## LOCAL AUTHORITY

Council Tax Band: C  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester  
GL1 2EQ.

## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

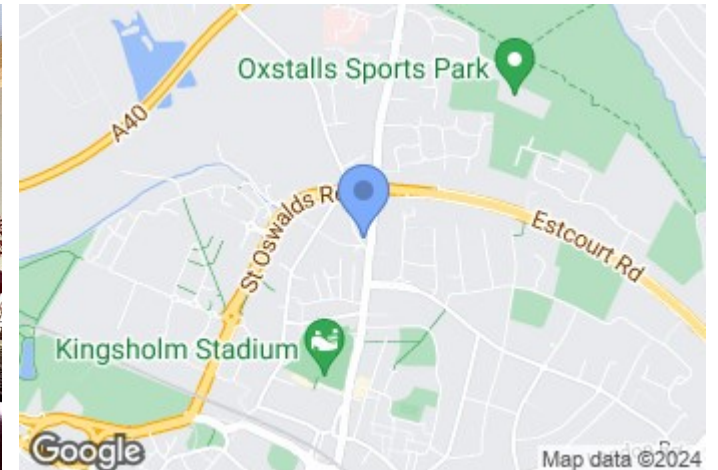
From Walls roundabout proceed along Barnwood Road into Estcourt Road and go straight over two roundabouts then turn left into Sandhurst Road where the property can be located set back on the right hand side.



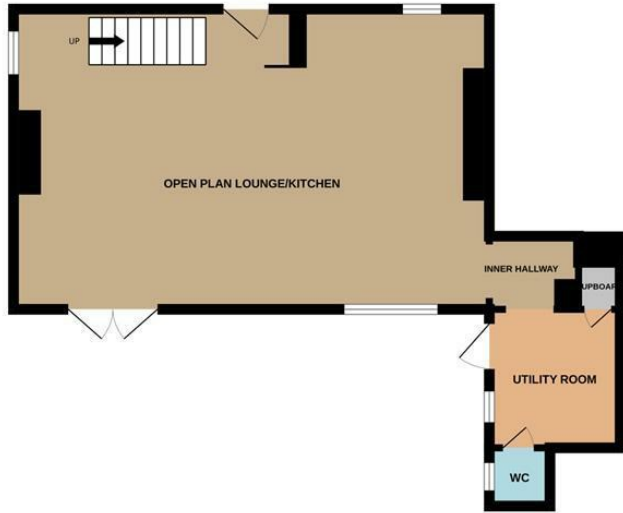


## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



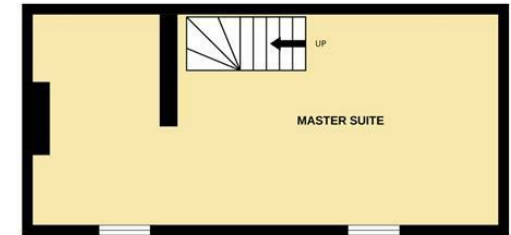
GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



SANDHURST RD, KINGSHOLM, GLOUCESTER, GL1 2SE

TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: Current 54, Potential 83





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