



56A Lansdown Road, Gloucester, GL1 3JE

£395,000

Ref:LG24342

A DETACHED FAMILY HOME BUILT IN THE 1980'S SET AMONGST INDIVIDUAL PROPERTIES IN ONE OF GLOUCESTER'S MOST POPULAR TREELINED RESIDENTIAL ROADS

Lansdown Road is one of Gloucester's most popular treelined cul de sacs situated just off Denmark Road approximately ½ mile to the North of Gloucester City centre. Some of the areas best schools are within walking distance, good local shopping is close by and access to the Cathedral, City centre and exciting Docklands development at the Quays are all within very easy reach.

The property has just had the benefit of complete redecoration throughout to a high standard, the installation of a new boiler and the fitting of a marble fireplace in the sitting room.



ACCOMMODATION

ENTRANCE PORCH

Panelled front door and glazed side slips to:-

ENTRANCE HALL

Double radiator. Staircase to landing. Door to garage.

CLOAKROOM

Wash hand basin. Low level W.C. Radiator. Vinyl tiled floor.

SITTING ROOM 15' 1" x 15' 8" (4.59m x 4.77m)

Radiator. New marble fireplace with log effect fire. T.V point. Coved ceiling. Window and Upvc double glazed sliding patio doors to terrace and garden. Two 15 light glazed doors to:-

DINING ROOM 10' 1" x 8' 9" (3.07m x 2.66m)

Radiator. Coved ceiling.

KITCHEN 11' 6" x 11' 2" (3.50m x 3.40m)

Inset 1 ½ bowl single drainer sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Worktops. Vinyl floor. Built in oven and four ring electric hob with extractor hood. Double radiator. Inset ceiling spotlights. Space for fridge. Upvc double glazed door to the side.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 13' 6" x 10' 4" (4.11m x 3.15m)

Three double wardrobe cupboards. Built in drawers and bedside cupboards. Radiator.

ENSUITE SHOWER ROOM

Of a good size with fully tiled shower cubicle with Mira controls and glazed folding door. Pedestal wash hand basin. Low level W.C. 3 Walls fully tiled. Radiator. Shaver light. Vinyl tiled floor.

BEDROOM 2 13' 6" x 7' 9" (4.11m x 2.36m)

Radiator. Double airing cupboard with factory lagged cylinder, immersion heater and shelving.

BEDROOM 3 8' 0" x 7' 7" (2.44m x 2.31m)

Radiator.

BEDROOM 4 10' 0" x 6' 2" (3.05m x 1.88m)

Radiator.

BATHROOM

White suite of panelled bath with pedestal wash hand basin. Half tiled walls. Shaver light. Radiator. New vinyl tiled floor.

EXTERIOR

Front gardens with driveway and hard standing for several cars with low wall to the front. Wrought iron gates and fencing to either side. Gated side access. Carriage light.

GARAGE/UTILITY 18'8 x 7'8.

Electric up and over door. Utility area with sink units with cupboards below. Plumbing for washing machine. New Ideal Logic gas fired central heating boiler with time clocks.

Rear gardens South backing and very private with full width "L" shaped paved terrace with lawns. Path and mature shrub borders. Enclosed by fencing. Good sized concrete garden store with door and window. Outside light.

AGENTS NOTE

COUNCIL TAX: E

EPC: D-67



