



80 Gambier Parry Gardens, Longford, Gloucester, Gloucestershire, GL2 9RE

£525,000

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Farr & Farr Sales Lettings 

80 Gambier Parry Gardens, Longford, Gloucester, GL2 9RE.

£525,000

A LARGE DETACHED FAMILY HOME SET IN A LOVELY POSITION ON ONE OF GLOUCESTER'S MOST POPULAR ESTABLISHED SMALL DEVELOPMENTS

Situated half a mile north of the city centre and cathedral, Gambier Parry Gardens is one of Gloucester's most popular established developments. Good schools, public open space, sports and entertainment venues, restaurants, shops, railway and bus stations, Gloucester Royal Hospital, GP and Dental surgeries are all within walking distance.

Gloucestershire Airport is convenient, as is access to the M5, the Cotswolds and the Forest of Dean.

No 80, built by Bryant Homes in the 1980s, is a 'Talisman' design and the largest of the four styles on the development.

Located just off the green and with an enclosed south facing rear garden, the property offers spacious family accommodation. Benefits include good sized kitchen and utility rooms, two reception rooms and an en suite shower room to the master bedroom. There is also uPVC double glazing and gas central heating.

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ENTRANCE PORCH

Quarry tiled floor. Half glazed door to:-

ENTRANCE HALL

(of a good size). Staircase to landing. Understairs cupboard. Double radiator. Coved ceiling. Wall light point.

CLOAKROOM

Low level W.C. Wash hand basin. Splashbacks. Hanging space. Radiator. Cupboard with water meter and stop tap. Access to small attic.

SITTING ROOM 19' 3" x 11' 7" (5.86m x 3.53m)

Double radiator. Adam style fireplace with marble insets and coal effect gas fire. Coved ceiling. Four wall light points. Wall thermostat. Door to:-

DINING ROOM 14' 0" x 9' 9" (4.26m x 2.97m)

Double radiator. Three wall light points. Double glazed sliding doors to:-

CONSERVATORY 10' 8" x 10' 8" (3.25m x 3.25m)

In timber with double French doors to garden. Large windows. Tiled floor.

KITCHEN/BREAKFAST ROOM 13' 6" x 10' 6" (4.11m x 3.20m)

Inset 1 1/2 bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. "Amtico" flooring. Built in Neff double oven with four ring electric hob and fan and filter system over the hob. Built in dishwasher. Spotlights. Built in fridge/freezer. Radiator. Window overlooking garden. Door to:-

UTILITY ROOM 9' 4" x 7' 10" (2.84m x 2.39m)

Inset drainer sink unit with mixer taps, worktop and cupboards below. Full height free standing broom and store cupboard. Vinyl floor. Radiator. Potterton gas fired central heating boiler. Upvc double glazed door to garden. Door to garage.

FIRST FLOOR LANDING

Access to loft. Airing cupboard with factory lagged cylinder and immersion heater.

BEDROOM 1 11' 8" x 17' 9" (3.55m x 5.41m)

(Max). Radiator. Two double wardrobe cupboards with mirrored sliding doors

ENSUITE SHOWER ROOM

White suite of fully tiled shower cubicle with stainless steel controls and glazed door. Pedestal wash hand basin. Low level W.C. Part tiled walls. Vinyl floor. Radiator. Shaver point. Extractor fan.

BEDROOM 2 13' 0" x 10' 8" (3.96m x 3.25m)

Radiator. Double wardrobe cupboard.

BEDROOM 3 9' 9" x 8' 1" (2.97m x 2.46m)

Radiator. Wardrobe cupboard.

BEDROOM 4 10' 9" x 8' 1" (3.27m x 2.46m)

Radiator.

BATHROOM

White suite of panelled bath with mixer taps and Mira electric shower and glazed screen. Pedestal wash hand basin. Low level W.C. Fully marbrexed walls. Vertical heated towel rail/radiator. High quality flooring. Shaver point.

EXTERIOR

Front gardens with macadam driveway with parking for 2 cars. Wide path to front door. Good area of lawns. Rowan tree. Gated side access to:- Rear gardens South facing, mature and landscaped for privacy with broad borders of mixed planting. Well maintained, with specimen trees, flowering cherry and apple. Also an oval pond with water feature and concealed filter system.

GARAGE 1 18' 6" x 7' 9" (5.63m x 2.36m)

Up and over door. Shelving, light and power. Arch to:-

GARAGE 2 18' 2" x 7' 9" (5.53m x 2.36m)

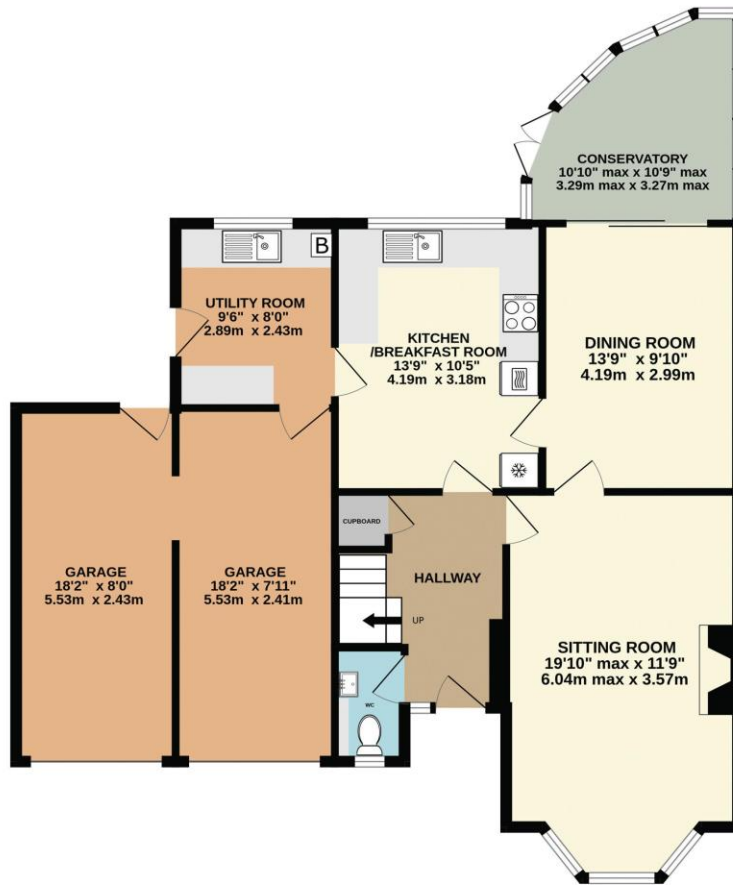
Up and over door. Access to attic. Upvc double glazed door to garden.

AGENTS NOTE

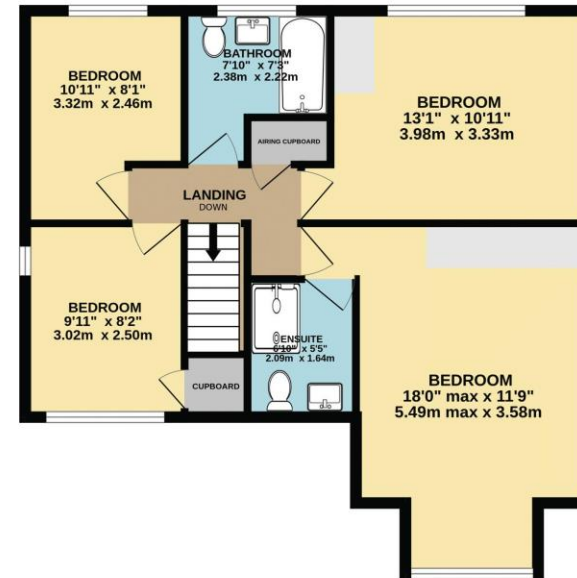
COUNCIL TAX: F EPC: D-58



GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (158.9 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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