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29 Gambier Parry Gardens, Longford, Gloucester, GL2 9RD

£485,000

Ref:LG24602

A GOOD SIZED DETACHED FAMILY HOME IN ONE OF GLOUCESTER'S MOST SOUGHT AFTER LOCATIONS

Gambier Parry Gardens is one of Gloucester's most popular small developments situated just 1/2 mile to the North of Gloucester City centre. Built by Bryant Homes in the early 1980's this development has matured beautifully and enjoys the benefits of being close to the Cathedral, Gloucester Rugby, local shopping and the exciting Dockland development at the Quays. Cheltenham and the M5 motorway are only a short drive. Number 29 has been upgraded in the current ownership over the last few years and offers good sized family accommodation in excellent condition throughout.



ENTRANCE PORCH

Upvc double glazed double doors. Useful area for storage. Upvc double glazed door to:-

ENTRANCE HALL

High quality flooring. Double radiator. Staircase to landing with understairs cupboard. Coved ceiling. Wall light point. Alarm controls.

CLOAKROOM

Low level W.C. Pedestal wash hand basin. Radiator. Vinyl floor.

SITTING ROOM 18' 4" x 11' 9" (5.58m x 3.58m)

Adam style fireplace with marble insets and coal effect gas fire. Four wall light points. Two double radiators. Half glazed door to:-

DINING ROOM 11' 10" x 10' 2" (3.60m x 3.10m)

Double radiator. Two wall light points. Coved ceiling. Upvc double glazed door to:-

CONSERVATORY 10' 8" x 9' 9" (3.25m x 2.97m)

High quality flooring. Power points. Ceiling fan/lights. Double Upvc double glazed French doors to terrace and garden.

KITCHEN/BREAKFAST ROOM 15' 2" x 9' 6" (4.62m x 2.89m)

Beautifully fitted with inset stainless steel sink unit with mixer taps. Worktops with cupboards and drawers below. Wall units. Built in four ring gas hob with oven below, glass backplate and concealed cooker hood. Built in fridge/freezer. Built in dishwasher. Breakfast bar with seating for two. Double radiator. Wall light point and spotlight. Potterton gas fired central heating boiler. Door to:-

UTILITY ROOM 11' 7" x 8' 2" (3.53m x 2.49m)

Again comprehensively fitted with inset stainless steel sink unit with cupboards below. Plumbing for washing machine. High quality flooring. Full height shelved and broom cupboards. Electric panelled radiator. Inset ceiling spotlights. Door to garage. Upvc double glazed door to garden.

FIRST FLOOR

LANDING

Flank window. Airing cupboard with factory lagged cylinder and shelving.

BEDROOM 1 12' 8" x 10' 6" (3.86m x 3.20m)

Range of two double wardrobe cupboards. Radiator.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with Mira controls and glazed folding door. Pedestal wash hand basin. Low level W.C with concealed cistern. Vinyl floor. Heated towel rail/radiator.

BEDROOM 2 10' 9" x 8' 4" (3.27m x 2.54m)

Radiator. Two double wardrobe cupboards.

BEDROOM 3 9' 9" x 7' 0" (2.97m x 2.13m)

Radiator.

BEDROOM 4 10' 2" x 6' 10" (3.10m x 2.08m)

Radiator.

BATHROOM

White suite of panelled bath with mixer taps and shower attachment. Tiled splashbacks. Low level W.C with concealed cistern. Heated towel rail/radiator in stainless steel.

EXTERIOR

Front gardens with brick pavia drive with parking for 2 plus cars with large area of gravel to the side for ease of maintenance with central flower bed.

Rear gardens very well and maturely landscaped with good area of terrace, gravel paths and lawns with mixed shrub beds and bushes. Second area of gravel terrace with pergola above. Outside tap and gated side access

GARAGE

Up and over door. Power and light. Personal door to utility room.

AGENTS NOTE

EPC: D-62

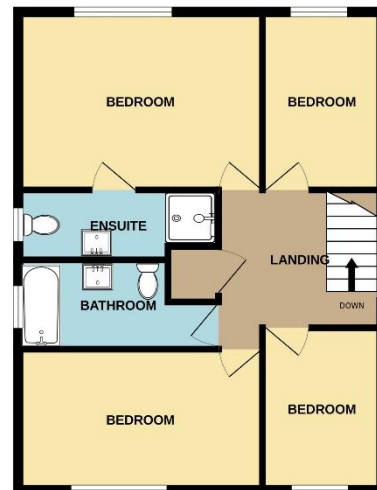
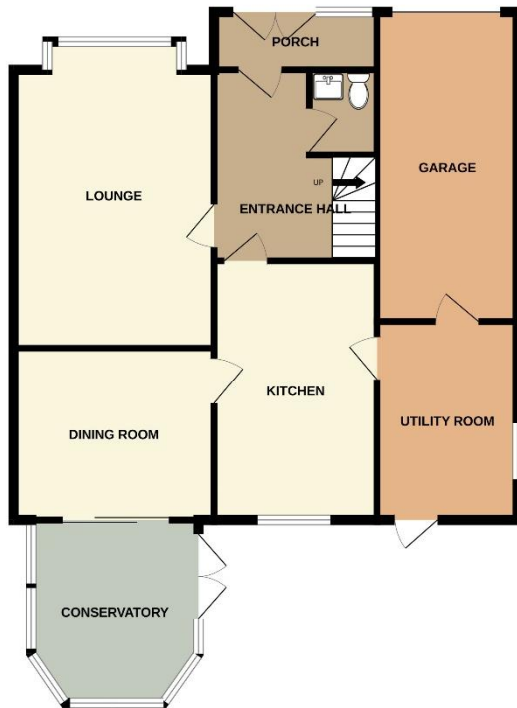
COUNCIL TAX: E





GROUND FLOOR

1ST FLOOR



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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