



71 Gambier Parry Gardens, Gloucester, GL2 9RE

£445,000

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Farr & Farr Sales Lettings 

**71 Gambier Parry Gardens,
Gloucester, GL2 9RE**

£445,000

An attractive detached family home in this very popular position together with large south backing gardens.

Gambier Parry Gardens is one of Gloucester's most popular residential developments built in the early 1980s and is situated just 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 Cheltenham and the M5 is only a short drive.

Number 71 has been very well maintained in the current ownership and offers good sized accommodation with the additional benefit of a large South backing rear garden and ample parking.

COVERED PORCH

Hardwood front door to:-

ENTRANCE HALL

Radiator. Staircase to landing. Understairs cupboard.

CLOAKROOM

Low-level WC. Wash hand basin.

SITTING ROOM 14' 7" x 11' 8" (4.44m x 3.55m)

Adam style fireplace with marble inset and gas fire. Double radiator. 3 wall light points. Coved ceiling. Bay window to the front.

DINING ROOM 11' 8" x 8' 8" (3.55m x 2.64m)

Wall light points. Double radiator. Coved ceiling. Window overlooking garden. Door to:-

KITCHEN 14' 1" x 8' 2" (4.29m x 2.49m)

Comprehensively fitted with inset single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units. Worktops. Part tiled walls. High quality flooring. Built-in oven with gas hob and concealed extractor hood. Plumbing for washing machine. Space for fridge/freezer. Double radiator. Door to garden.

FIRST FLOOR

LANDING

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

BEDROOM 1 11' 11" x 11' 7" (3.63m x 3.53m)

Radiator. Two double wardrobe cupboards

BEDROOM 2 10' 6" x 10' 8" (3.20m x 3.25m)

Radiator. Overstairs wardrobe cupboard.

BEDROOM 3 8' 10" x 8' 7" (2.69m x 2.61m)

Radiator.

BEDROOM 4 9' 8" x 7' 1" (2.94m x 2.16m)

Radiator. Wardrobe cupboard.

BATHROOM

White suite of panelled bath with fully tiled splashback and stainless steel double headed shower. Pedestal wash hand basin. Low level WC with concealed system. Tiled floor. Part tiled walls. Radiator.

EXTERIOR

Front gardens of a good size laid to lawns with ample parking. Path to the front door. Mature tree. Rear Gardens South backing and a very good size with large area of split level paved terrace with shrub beds. Lawns with bushes and mature trees. All enclosed by close boarded fencing.

GARAGE

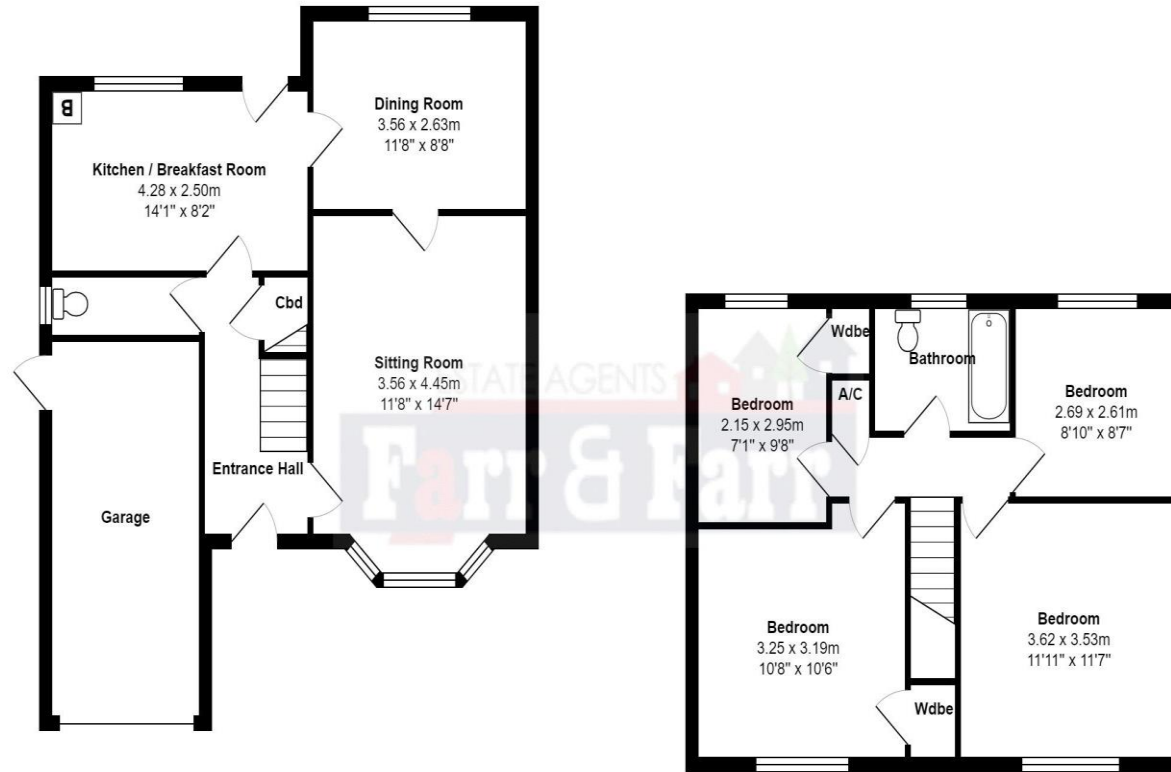
Up and over door. Light and power. Personnel door.

AGENTS NOTE

COUNCIL TAX: D EPC: D-64



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approx Total Area: 110.0 m² ... 1184 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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