



48 New Street, Gloucester, GL1 5BA

£169,950

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Farr & Farr Sales Lettings 

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£169,950

A WELL MAINTAINED TERRACED HOUSE IN A
POPULAR AND CONVENIENT POSITION

Number 48 has been very well maintained and offers good sized accommodation, ideal for the first time or investors. Both bedrooms are doubles, there are two reception rooms as well as a kitchen and ground floor bathroom. To the exterior there are gardens to the rear. New street is a popular residential road situated off Park Road on the southern edge of Gloucester city centre, all the cities facilities are close by and good local shopping is within easy reach.

www.farrandfarr.co.uk

ENTRANCE HALL

UPVC double glazed front door. High quality flooring. Radiator. Staircase, to landing. Door to:-

SITTING ROOM 9' 4" x 8' 6" (2.84m x 2.59m)

Radiator. Two store cupboards. High quality flooring. Door to understairs storage and shelving. Door to:-

DINING ROOM 12' 0" x 10' 6" (3.65m x 3.20m)

Dado rails. Double radiator. Fireplace with electric coal effect fire. TV and telephone points. Half glazed door to:-

KITCHEN 11' 2" x 5' 8" (3.40m x 1.73m)

Very well fitted with inset single drainer stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Worcester gas fired central heating boiler. Gas point. Cooker control panel. Arch to:-

REAR LOBBY

Utility area with plumbing and double glazed door to garden.

BATHROOM

White suite of panelled bath with separate electric shower, tiled splashback and screen. Wash hand basin. WC. Radiator. Electric heater.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 11' 9" x 9' 5" (3.58m x 2.87m)

Radiator. Overstairs wardrobe cupboard. Cable point.

BEDROOM 2 11' 9" x 10' 7" (3.58m x 3.22m)

Radiator.

EXTERIOR

Rear gardens with terracing and laws. Enclosed by close boarded fencing.

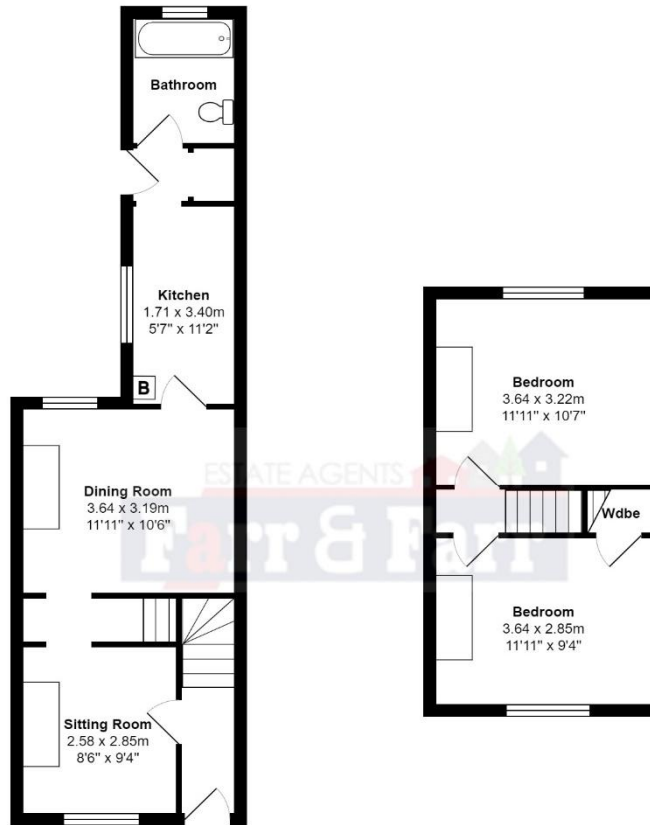
AGENTS NOTE

COUNCIL TAX: A

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Approx Total Area: 61.8 m² ... 665 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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