



20 Innsworth Lane, Gloucester, Gloucestershire, GL2 0DA

£585,000

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Farr & Farr Sales Lettings 

**20 Innsworth Lane, Gloucester,
Gloucestershire, GL2 0DA**

£585,000

AN EXTENDED 1930'S DETACHED FAMILY HOME ON ONE OF GLOUCESTER'S MOST POPULAR RESIDENTIAL ROADS

Number 20 built in the 1930's has been beautifully extended and offers good sized, well-planned family accommodation. Internally all 4 bedrooms are doubles with family bathroom. There is a shower room to the ground floor with two reception rooms and kitchen with separate utility area. Additionally, it has an integral garage, and to the exterior beautiful mature landscaped gardens with ample parking to the front of the property.

Innsworth Lane is an extension of Oxstalls Lane just off the Cheltenham Road, approximately 1 1/2 miles to the northeast of Gloucester's city centre. Excellent schooling and good shopping are close by. Gloucester's city centre with its cathedral, rugby, and exciting developments at the quays are within easy reach, and Cheltenham and the M5 are only a short drive.

www.farrandfarr.co.uk

Entrance Hall

Accessed via porch from front door into a spacious hallway. Under stairs cupboard. Doors to sitting room, lounge & kitchen. Karndean flooring.

Sitting Room 12' 0" x 11' 10" (3.65m x 3.60m)

Glazed double doors. Double glazed window to front aspect. Radiator. Cornice coving.

Drawing Room 13' 3" x 11' 5" (4.04m x 3.48m)

Engineered wood flooring. Door to hallway, opening into dining room.

Kitchen 15' 11" x 10' 7" (4.85m x 3.22m)

A range of wall & base units. Quartz worktops. Under cabinet lights. Pantry cupboard. 1.5 stainless steel sink. Space for range cooker. Ceramic splashback. Extractor hood. Space for fridge/freezer. Contemporary style radiators. Inset ceiling spotlights. Karndean flooring.

Sitting/Dining Room 27' 8" x 8' 1" (8.43m x 2.46m)

Velux windows. Two sets of French doors leading to garden.

Utility room

Plumbing for washing machine. Worktop & shelving. Cupboard. Boiler. Karndean flooring.

Shower Room 10' 3" x 6' 0" (3.12m x 1.83m)

Fully tiled shower cubicle with sliding door. Low level w.c. Large vanity wash hand basin with cupboards below. Splashback. Mirror with wall light. Heated towel rail. Laminate flooring. Extractor fan.

First Floor Landing

Impressive first floor landing with space for desk/study area. Radiator. Double glazed window to front aspect. Access to loft.

Bedroom 1 13' 7" x 11' 4" (4.14m x 3.45m)

Radiator. Double glazed window to rear aspect.

Bedroom 2 14' 6" x 10' 7" (4.42m x 3.22m)

Karndean flooring. Radiator. Double glazed window to front aspect.

Bedroom 3 12' 0" x 11' 10" (3.65m x 3.60m)

Radiator. Double glazed window to front aspect.

Bedroom 4 10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed window to rear aspect. Radiator.

Bathroom

Fully tiled walls. Bath with shower overhead. Pedestal wash hand basin. Low level w.c. Shaving point. Heated towel rail. Frosted double glazed window. Tiled floor.

Rear Garden

Beautiful south eastly backing gardens. Patio area. Predominantly laid to lawns with shrub bed boarders. Stepping stones. Gravel area with raised flowerbeds. Further patio area to the rear. Shed. Outside tap. Side access.

Front garden

Large gravelled drive with parking for multiple cars. Mature hedging & shrub bushes. Fencing.

Garage 14' 6" x 10' 6" (4.42m x 3.20m)

Integral garage accessible from the kitchen. Double doors to the front. Power & lighting.

AGENTS NOTE

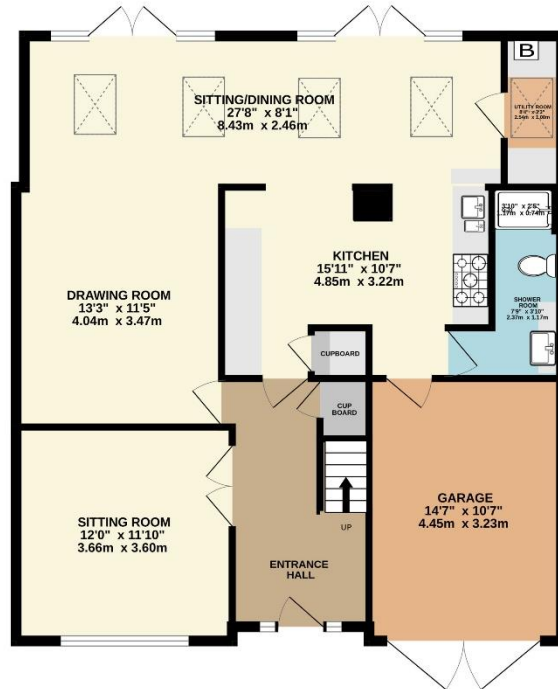
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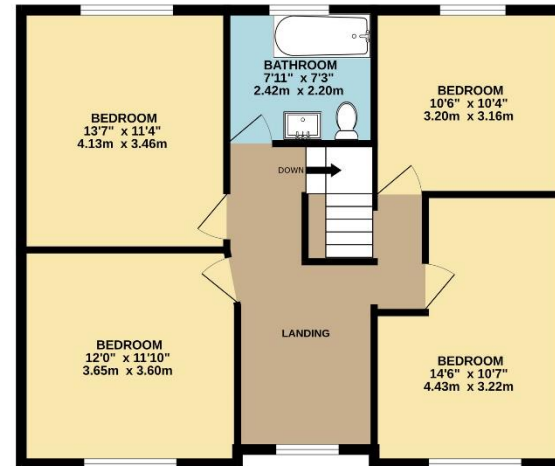




GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1741 sq.ft. (161.8 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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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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