



1C Edwy Parade, Kingsholm, Gloucester, GL1 2QH

£345,000

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**Farr & Farr** Sales Lettings

1C Edwy Parade, Kingsholm,
Gloucester, GL1 2QH

£345,000

A SUBSTANTIAL 1930'S DETACHED FAMILY
HOME IN NEED OF MODERNISATION
OVERLOOKING THE LOVELY KINGSHOLM
SQUARE

Edwy Parade is situated just off the Kingsholm Road and within walking distance of the city centre, Cathedral and exciting Docks development. The property overlooks Kingsholm Square. The property, internally is in need of refurbishment, however offers individual and good size accommodation with three bedrooms and bathroom, two reception rooms, separate shower room, kitchen and cloakroom. To the exterior, there is parking for one car to the front and south backing rear gardens that are private and benefits from a workshop.

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ENTRANCE PORCH

Quarry tiled floor. UPVC double glazed front door to:-

ENTRANCE HALL

(Of a very good size). Radiator. Staircase to landing.

CLOAKROOM

Low level WC. Wash hand basin. Large understairs cupboard.

SITTING ROOM 14' 7" x 13' 0" (4.44m x 3.96m)

Fireplace with tiled inset. Radiator. Oak stripped floor.

DINING ROOM 14' 6" x 13' 0" (4.42m x 3.96m)

Double radiator. Fireplace with tiled insets. Windows to the side. UPVC double glazed sliding patio doors to south backing garden.

KITCHEN 16' 8" x 8' 6" (5.08m x 2.59m)

Inset sink unit with mixer taps, cupboards and drawers below. Quarry tiled floor. Extractor fan. UPVC double glazed door to side. Utility area with plumbing for washing machine and Worcester gas fired central heating boiler with time clocks.

FIRST FLOOR

LANDING

SHOWER ROOM

Fully tiled shower cubicle with stainless steel controls and glazed doors.

BEDROOM 1 15' 0" x 13' 0" (4.57m x 3.96m)

Square bay window with views over the square and tennis courts. Double radiator. Shelved cupboard.

BEDROOM 2 13' 8" x 13' 0" (4.16m x 3.96m)

Radiator. Two wardrobe cupboards.

BEDROOM 3 8' 9" x 7' 9" (2.66m x 2.36m)

Radiator.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.

STORE ROOM 8' 9" x 6' 2" (2.66m x 1.88m)

Copper cylinder with immersion heater.

EXTERIOR

Front gardens with brick pavia parking for one car. Path to front door. Gated side access to:-

Rear gardens, south backing and very private with paved terrace and lawns with shrub beds and bushes. Timber garden shed.

WORKSHOP 17'6 x 8'

Power and shelving.

AGENTS NOTE

COUNCIL TAX: D

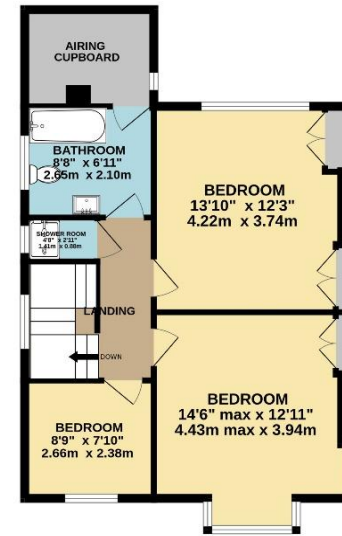
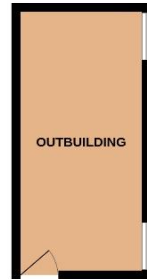
EPC: D-65

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 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 is given 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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