



72 Gambier Parry Gardens, Gloucester, Gloucestershire, GL2 9RE

£479,995



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**72 Gambier Parry Gardens,
Gloucester, GL2 9RE.**

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**A VERY WELL MAINTAINED DETACHED
FAMILY HOME IN A HIGHLY SOUGHT AFTER
POSITION TOGETHER WITH BEAUTIFUL
LANDSCAPED GARDENS**

Gambier Parry Gardens is a very popular and small development built in the mid 1980's situated off the Tewkesbury Road approximately 1/2 mile to the north of Gloucester city centre. Some of the areas most sought after schools are within walking distance and the exciting development of the Quays and Docklands is very close by.

Number 72 has been beautifully looked after and improved during the current ownership and offers very well planned accommodation. Additionally, it has a conservatory to the rear as well as a good size garage, parking and delightful South backing landscaped gardens.

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ENTRANCE PORCH

Quarry tiled floor. UPVC double glazed door to:-

ENTRANCE HALL

Boxed radiator. Staircase to landing with understairs cupboard. Wall light point.

CLOAKROOM

Vanity unit with wash hand basin and cupboard below. Low level WC. Concealed cistern. Vinyl floor. Radiator.

SITTING ROOM 18' 2" x 12' 0" (5.53m x 3.65m)

Adam style fireplace with coal effect gas fire and marble insets. Four wall light points. Two radiators (one boxed). 15 light hardwood bevelled glazed door to:-

DINING ROOM 11' 7" x 10' 3" (3.53m x 3.12m)

Double radiator. Two wall light points. UPVC double glazed doors to:-

CONSERVATORY 10' 0" x 9' 2" (3.05m x 2.79m)

Tiled floor. Double glazed double aluminium doors to terrace and garden.

KITCHEN/BREAKFAST ROOM 15' 3" x 9' 8" (4.64m x 2.94m)

Comprehensively fitted within inset stainless steel sink unit and matching drainer with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Built-in stainless steel and glass fronted double oven, gas hob and extractor hood. Built-in dishwasher and fridge. Stainless steel towel rail/radiator. Gas boiler for central heating & hot water concealed in cupboard. Wall light point. Spotlights. Door to:-

UTILITY ROOM 12' 6" x 8' 2" (3.81m x 2.49m)

Double radiator. Inset sink unit set into worktop with cupboard below. Plumbing for washing machine. Space for freezer and dryer. Wall cupboards. Aluminium double-glazed door to garden.

FIRST FLOOR LANDING

Flank window. Airing cupboard with factory lagged cylinder.

BEDROOM 1 13' 0" x 10' 6" (3.96m x 3.20m)

Radiator. Dimmer switch.

ENSUITE SHOWER ROOM

Stainless steel controls and folding screen. Vanity unit with wash hand basin and cupboard below. Low level WC with concealed cistern. Heated towel rail. Half tiled walls. Tiled floor. Extractor fan. Inset ceiling spotlights and backlit vanity mirror.

BEDROOM 2 13' 0" x 8' 6" (3.96m x 2.59m)

Radiator.

BEDROOM 3 10' 6" x 7' 0" (3.20m x 2.13m)

Radiator. Built-in cupboard and shelving above.

BEDROOM 4 10' 0" x 7' 0" (3.05m x 2.13m)

Radiator.

BATHROOM

Well finished with panelled bath with mixer taps and large glazed folding screen. Vanity unit with wash hand basin and cupboards below. Low level WC with concealed cistern. Built-in light, mirror and medicine cabinet. Shaver point. Heated towel rail. Half tiled walls. Extractor fan and ceiling spotlights. Access to loft.

EXTERIOR

Front gardens, formally landscaped with large area of brick paved driveway with parking for 2+ cars. Shrub and mix flowerbeds with round path to the front door.

Rear gardens, again beautifully landscaped and South backing with large area of split-level paved terrace with low retaining walls opening onto lawns with an abundance of rose, shrubs and bushes with pond and pebble. Motorised awnings above kitchen window. Split level decking surround with pump and waterfall. Second area of garden again with shrub beds and bushes with trees, including silver birch. Timber garden shed. Summerhouse.

GARAGE 18' 8" x 9' 0" (5.69m x 2.74m)

Up and over door. Power and light. Access to loft in garage roof space. Consumer box. Built-in cupboards with worktops and shelving.

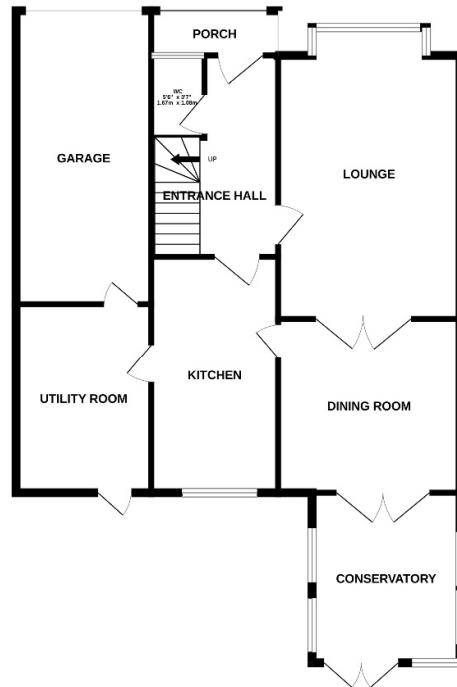
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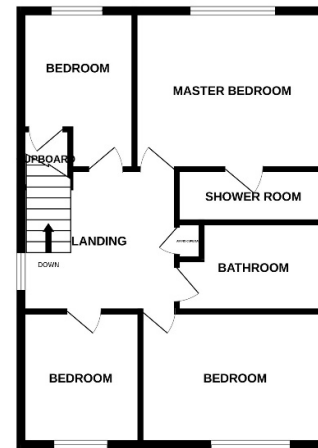
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GROUND FLOOR



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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