



4A Edwy Parade, Kingsholm, Gloucester, GL1 2QL

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Farr & Farr Sales Lettings 

4A Edwy Parade, Gloucester,
GL1 2QL

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A BEAUTIFULLY PRESENTED VICTORIAN
TOWNHOUSE OVERLOOKING THE
DELIGHTFUL KINGSHOLM SQUARE

The property is situated on the corner of Edwy Parade overlooking Kingsholm Square in this highly sought-after part of Gloucester. The city centre and its multiple facilities are close by, the Cathedral and Docklands are both within walking distance and access to the M5 is only a short drive. It has two bedroom accommodation over two floors that has been recently refitted and improved. To the ground floor there is a cloakroom and good size sitting room overlooking the square with adjoining kitchen. It is double glazed and heated throughout.

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ENTRANCE HALL

UPVC double glazed front door. Double radiator. Alarm controls. Meter cupboard. Understairs utility cupboard with plumbing for washing machine.

CLOAKROOM

Low level WC. Pedestal wash hand basin. Tiled floor. Extractor fan.

LOUNGE/DINER 16' 8" x 9' 2" (5.08m x 2.79m)

High-quality stone and timber flooring. Fireplace with exposed brick wall. Radiator. Coved ceiling. Two wall light points. Sash window overlooking the square. Breakfast bar and arch divide to:-

KITCHEN 16' 9" x 4' 7" (5.10m x 1.40m)

Comprehensively fitted within inset one and a half bowl single drainer stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Space for fridge/freezer. Plumbing for dishwasher. Built-in oven with electric hob and extractor hood. Ceiling spotlights.

FIRST FLOOR

LANDING

Overstairs airing cupboard with valliant gas fired central heating boiler.

INNER LANDING

With study area.

BEDROOM 1 15' 10" x 10' 0" (4.82m x 3.05m)

Exposed brick fireplace. Windows to the side and the front overlooking the square. Double radiator. TV point.

BEDROOM 2 11' 5" x 8' 9" (3.48m x 2.66m)

Radiator. TV point.

BATHROOM

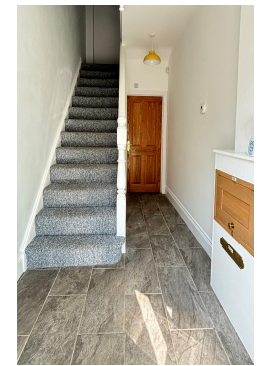
Panelled bath with stainless steel shower and glazed folding screen. Fully tiled splashback. Pedestal wash hand basin. Low level WC. Tiled floor. Extractor fan. Radiator. Shelved linen cupboard.

AGENTS NOTE

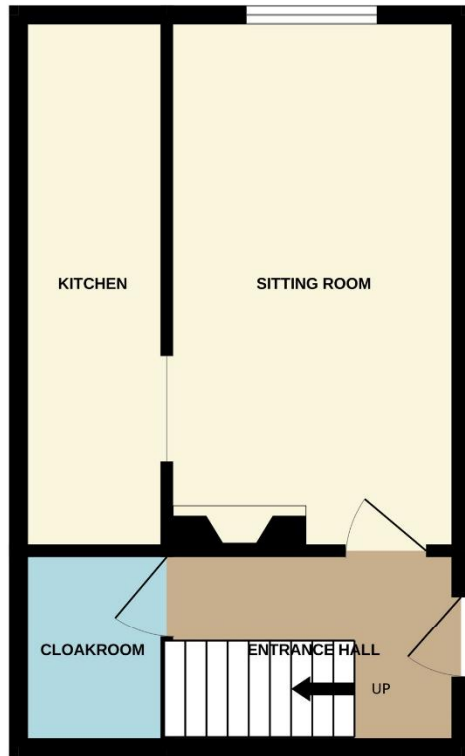
COUNCIL TAX: B

EPC: C-73

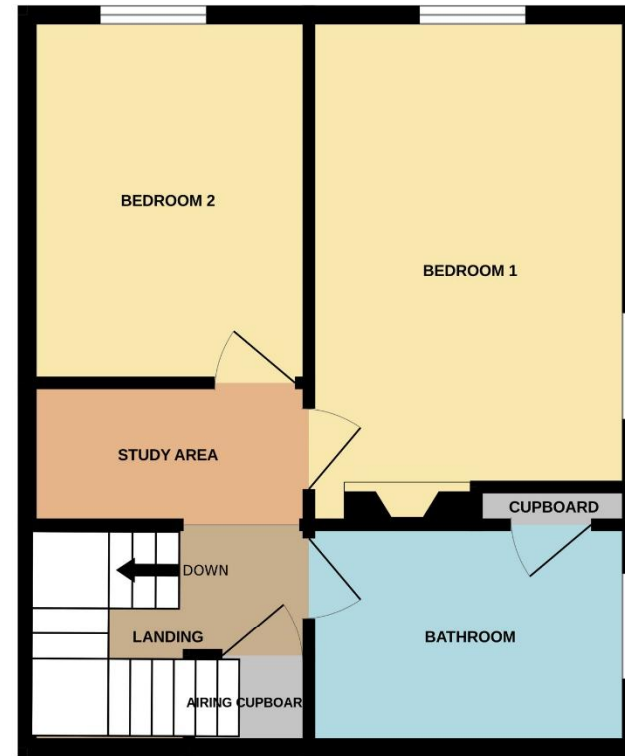
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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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