



30 Swan Road, Gloucester, GL1 3BJ

£205,000

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**Farr & Farr** Sales Lettings 



30 Swan Road, Gloucester, GL1 3BJ

£205,000

A SURPRISINGLY SPACIOUS TERRACE  
TOWNHOUSE IN A VERY CONVENIENT,  
POPULAR AND QUIET EDGE OF CITY CENTRE  
CUL DE SAC

Swan Road is a very popular cul-de-sac situated just off the Kingsholm Road on the northern edge Gloucester city centre. All the facilities are within walking distance and access to the cathedral, the exciting Docklands development, the Quays and the city centre is an easy walk. Number 30 has been well maintained in its current ownership over many years and offers good size accommodation with the benefits of an extended kitchen that is very well fitted as well as a good bathroom. Internally there are three upstairs bedrooms, a large lounge/diner and it is gas heated and is double glazed throughout.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

#### ENTRANCE HALL

UPVC double glazed front door. Radiator. Staircase to landing.

#### LOUNGE/DINER 23' 6" x 10' 3" (7.16m x 3.12m)

Two radiators. Meter cupboard. Understairs cupboard. 15 light glazed door to:-

#### KITCHEN 12' 9" x 8' 0" (3.88m x 2.44m)

(Extended). Very well fitted with inset stainless steel sink unit set into worktops with cupboard and drawers below. Wall and base units. Built-in glass and stainless steel fronted with four ring gas hob, back plate and cooker hood. Washing machine. Dishwasher and fridge freezer. Vinyl floor. Spotlights. Windows to the side and rear.

#### REAR LOBBY

Radiator. Tiled floor. UPVC double glazed door to garden.

#### BATHROOM

White panelled bath with Mira electric shower. Pedestal hand basin. Low-level WC. Fully tiled walls. Double radiator. Extractor fan.

#### FIRST FLOOR

#### LANDING

Access to loft.

#### BEDROOM 1 12' 9" x 10' 4" (3.88m x 3.15m)

Double radiator.

#### BEDROOM 2 12' 9" x 7' 8" (3.88m x 2.34m)

Double radiator.

#### BEDROOM 3 8' 6" x 8' 5" (2.59m x 2.56m)

Double radiator.

#### EXTERIOR

Front gardens with low walls and path to the front door. Gated side access to:-

Rear gardens predominantly laid to terrace with area of decking. Outside lighting and tap. Timber garden shed.

#### AGENTS NOTE

COUNCIL TAX: A

EPC: D-61

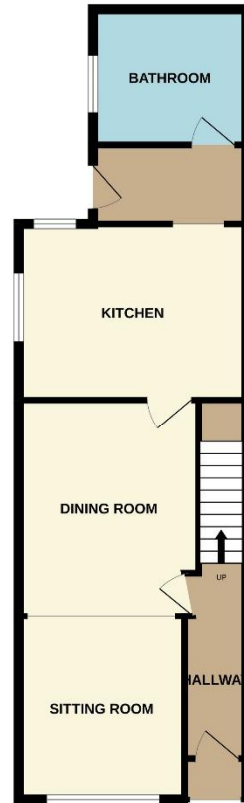
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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 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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