



16C Grosvenor Road, Barnwood, Gloucester, GL2 0SA

£425,000

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Farr & Farr Sales Lettings 

**16C Grosvenor Road, Gloucester,
GL2 0SA**

£425,000

**AN ATTRACTIVE FAMILY HOME SET IN ONE OF
GLOUCESTER'S MOST POPULAR AND QUIET
CUL DE SAC'S**

Grosvenor Road is one of Gloucester's most popular residential cul-de-sac situated in a very convenient position just over 1 mile to the East of Gloucester City centre. Some of the area's most popular schools are within walking distance, local shopping is close by and access to Cheltenham and M5 is only a short drive.

Number 16C has been in the same ownership (over 50 years) since it was built and is now being sold for the first time. The property has been very well maintained over the years but is now in need of some updating and has the potential for extension. There are four bedrooms, three are very good size doubles and two reception rooms. To the exterior there is a garage, parking and enclosed rear garden.

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ENTRANCE PORCH

UPVC double glazed door and door to:-

SITTING ROOM 15' 3" x 12' 9" (4.64m x 3.88m)

Shelving. Two radiators. Two wall light points. Door to inner hall and arch to:-

DINING ROOM 12' 2" x 10' 11" (3.71m x 3.35m)

Radiator. Wall thermostat. Dimmer switch. Views of the garden. Door to:-

INNER HALL

Stripped floor. Staircase to landing. Understairs cupboard.

SHOWER ROOM

Good sized shower cubicle with stainless steel controls. Vanity unit with wash hand basin and cupboards below. Low level WC. Tiled floor. Marbrex walls. Heated towel rail. Extractor fan.

KITCHEN 13' 9" x 8' 6" (4.19m x 2.59m)

Inset 1 and 1/2 half bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Built-in oven and four ring gas hob. Plumbing for washing machine. Space for fridge/freezer. Window overlooking the garden. UPVC double glazed door to the side.

FIRST FLOOR

LANDING

Access to loft. The loft space has two velux windows with blinds. Lighting and power. Access to eaves storage. Fully lined and floored.

BEDROOM 1 15' 8" x 13' 2" (4.77m x 4.01m)

Wardrobe cupboard. Radiator.

BEDROOM 2 11' 8" x 11' 0" (3.55m x 3.35m)

Radiator. Wardrobe cupboard.

BEDROOM 3 15' 4" x 9' 0" (4.67m x 2.74m)

Radiator.

BEDROOM 4 8' 6" x 8' 0" (2.59m x 2.44m)

Radiator.

BATHROOM

Panelled bath with Mira electric shower. Pedestal wash hand basin. Low-level WC. Part tiled walls. Airing cupboard with lagged copper cylinder and immersion heater.

EXTERIOR

Front gardens of a good size and laid predominantly to Mcadam driveway with parking and turning space with shrub beds to either side.

Rear garden, south backing with large area of "L" shaped terrace with stone wall surround with steps to lawns. Timber garden shed. Enclosed by shrubs and bushes. Outside tap

GARAGE 15' 6" x 8' 6" (4.72m x 2.59m)

Up and over door. Light and personnel door.

AGENTS NOTE

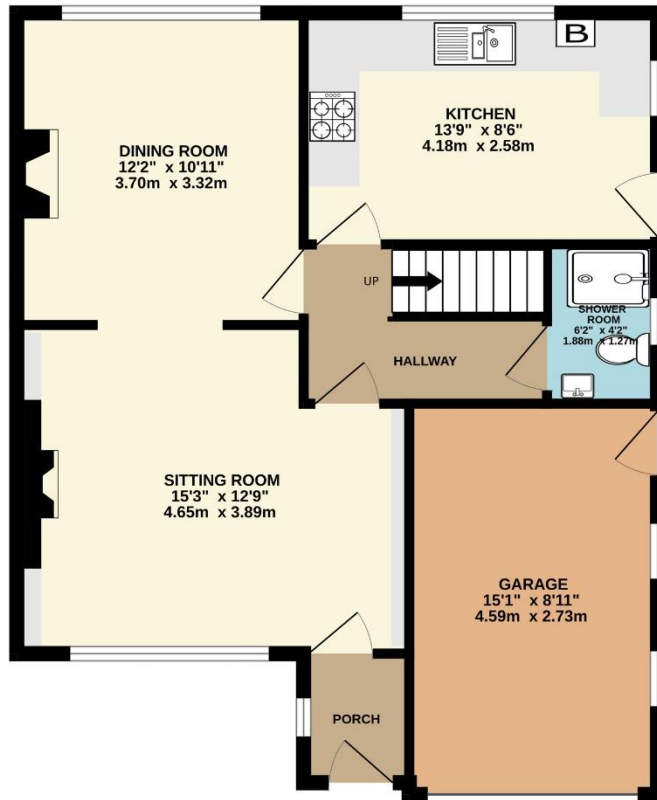
EPC: E-48

COUNCIL TAX: E

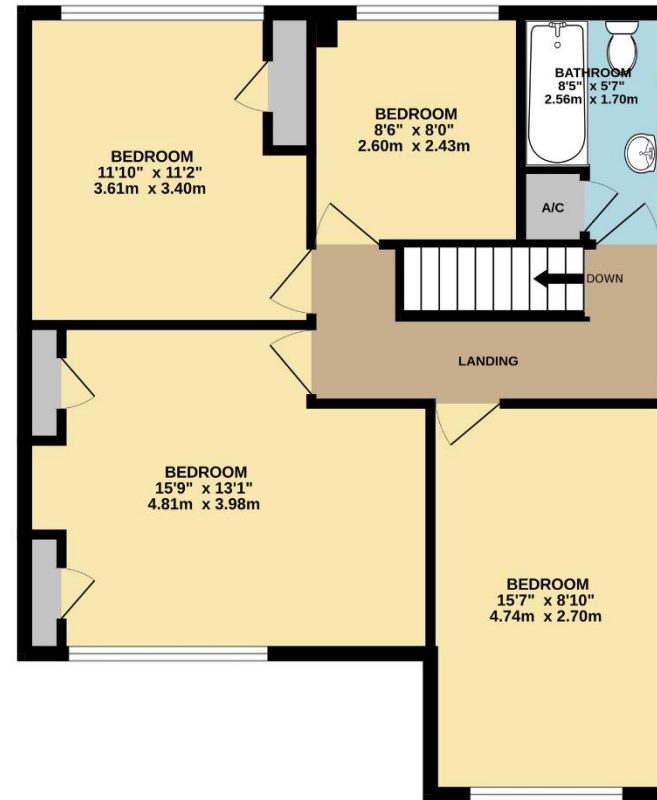
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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