



73 Oxford Road, Gloucester, GL1 3EE

Offers over £238,000

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Farr & Farr Sales Lettings 

73 Oxford Road, Gloucester, GL1 3EE

Offers over £238,000

A SURPRISINGLY LARGE EDWARDIAN TOWNHOUSE IN A CONVENIENT AREA CLOSE TO THE CITY CENTRE AND CURRENTLY USED AS A FOUR BED HMO WITH A GROSS INCOME OF £25,680 PA

Oxford Road is a popular residential road within walking distance and just East of the city centre. All the area's facilities are close by and access to Cheltenham and the M5 is a short drive. Number 73 is currently used as a HMO but would easily convert to a family home with surprisingly good proportions. On the first floor there are three double bedrooms. To the ground floor, two reception rooms, kitchen and shower room. It is heated by gas, has double glazing throughout and to the exterior large Westerly backing rear gardens with pedestrian rear access.

It is sold fully furnished throughout with all the necessary certificates and alarms.

www.farrandfarr.co.uk

ENRANCE PORCH

Double glazed door to:-

ENTRANCE HALL

Radiator. Staircase to landing. Wall thermostat. Understairs cupboard.

SITTING ROOM 14' 0" x 13' 2" (4.26m x 4.01m)

Two sets of store cupboards. Three wall light points. Meter cupboards. Bay window to the front. Radiator.

DINING ROOM/BEDROOM 4 13' 0" x 10' 6" (3.96m x 3.20m)

Radiator.

KITCHEN 10' 9" x 8' 7" (3.27m x 2.61m)

Inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Vinyl floor. Built-in oven and electric hob with extractor hood. Plumbing for washing machine. Space for fridge/freezer. UPVC double glazed door to the rear door.

SHOWER ROOM

Double shower cubicle with stainless steel controls and glazed sliding door. Fully tiled walls. Vinyl floor. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Spotlights.

FIRST FLOOR

LANDING

BEDROOM 1 16' 6" x 12' 0" (5.03m x 3.65m)

Radiator. Two windows to the front.

BEDROOM 2 13' 0" x 10' 6" (3.96m x 3.20m)

Radiator.

BEDROOM 3 13' 2" x 8' 9" (4.01m x 2.66m)

Radiator. Cupboard housing ideal gas fired central heating boiler.

EXTERIOR

Front gardens with gate with path to front door.

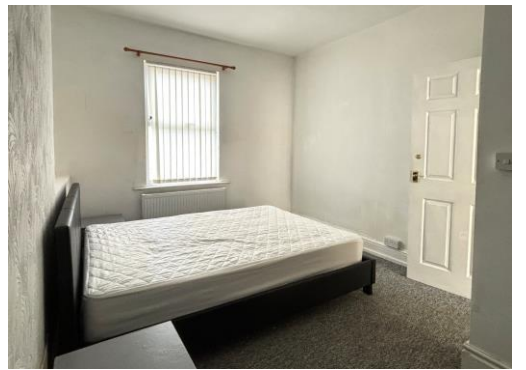
Rear gardens of a very good size and Westerley backing with large area of paved terrace. Outside tap and security light. Trellis divide to good area of lawns with path and flower beds to the rear with the pedestrian gate to Sherbourne Street.

AGENTS NOTE

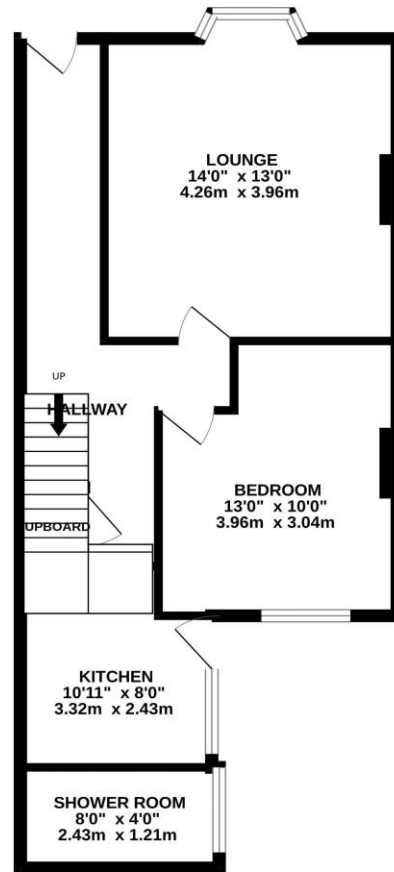
COUNCIL TAX: B

EPC: C-70

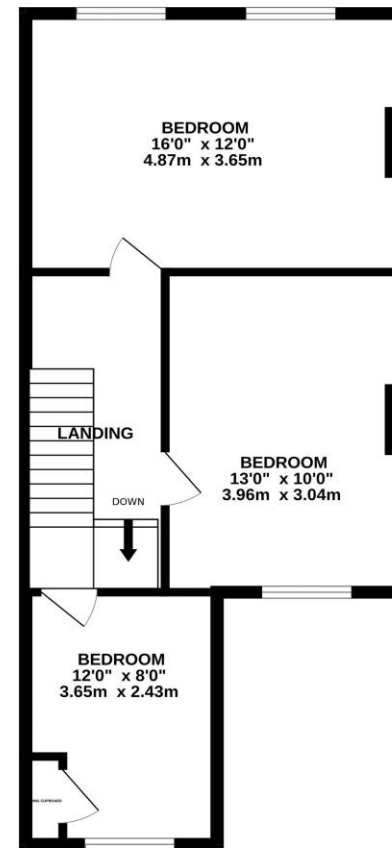
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 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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