



1 Gambier Parry Gardens, Longford, Gloucester, GL2 9RD

£442,500

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**Farr & Farr** Sales Lettings 

# 1 Gambier Parry Gardens, Longford, Gloucester, GL2 9RD

## £442,500

A BEAUTIFULLY MAINTAINED DETACHED  
FAMILY HOME WHICH HAS BEEN IN THE  
CURRENT OWNERSHIP SINCE NEW AND IS SET  
ON PROBABLY THE LARGEST PLOT ON THIS  
DEVELOPMENT

Gambier Parry Gardens is one of the most popular modern developments situated less than 1/2 mile to the north of Gloucester city centre. Some of the area's most sought-after schools are within walking distance, good local shopping is close by and access to the exciting developments of the Docks within easy reach and Cheltenham and the M5 is only a short drive. Number 1 has been in the same ownership since new and has been very well maintained throughout. It has been extended to the rear to enlarge the dining room offering an open plan kitchen dining/family room. It has a large utility room to the side and unusually for Gambier Gardens, a large garage measuring 19' X 12, allowing for significant extension. To the exterior there is parking for up to 4 cars and landscaped gardens and to the rear, the gardens are a very good size being 90' in length and are beautifully and maturely landscaped and back West.

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### ENTRANCE PORCH

Quarry tiled steps and UPVC double glazed front door with leaded light and bevelled glass detail.

### ENTRANCE HALL

Staircase to landing. Understairs cupboard with shelving and light. Double radiator.

### CLOAKROOM

W.C. Wash hand basin. Fully tiled walls. Radiator. Consumer box.

### SITTING ROOM 19' 4" x 11' 3" (5.89m x 3.43m)

Timber fireplace with gas point. Bay window to the front. Double and single radiators. Four wall light points. Coved ceiling. TV point. UPVC double glazed double doors to:-

### KITCHEN/DINER 17' 10" x 18' 1" (5.43m x 5.51m)

"L" shaped Dining/sitting area. Two double radiators. Four wall light points. Deep extended bay with double UPVC double glazed wide French doors to terrace and garden and peninsula bar divide to:- Kitchen area, very well fitted with corian worktops with inset one and a half bowl sink unit with mixer taps, cupboards and drawers below. Raised breakfast bar. Wall and base units. Part tiled walls. Tiled floor. Space for fridge/freezer. Built-in Electrolux oven with four ring gas hob. Glass fronted crockery cupboards. Coved ceilings. Wall thermostat. White aluminium door to:-

### UTILITY ROOM 11' 9" x 8' 0" (3.58m x 2.44m)

Single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Fully tiled walls. Tiled floor. Plumbing for washing machine. UPVC double glazed door and wide windows to rear garden.

### FIRST FLOOR

### LANDING

Access to loft with retractable ladder. Windows to the side. Airing cupboard with factory lagged cylinder and immersion heater.

### BEDROOM 1 17' 9" x 11' 9" (5.41m x 3.58m)

(originally bedrooms one and four but now used as bedroom one and dressing room). Two radiators. Two windows to the front. Overstairs store cupboard and range of wardrobe cupboards with mirrored sliding doors.

### BEDROOM 2 10' 3" x 8' 6" (3.12m x 2.59m)

Radiator.

### BEDROOM 3 7' 5" x 9' 0" (2.26m x 2.74m)

Two radiators. Built-in wardrobe and store cupboards.

### SHOWER ROOM

Large shower cubicle with marbre splashback and glazed semi circular sliding screen. Vanity unit with wash hand basin and cupboards below. Low level WC. Fully tiled walls. Vinyl floor. Vertical heated radiator/towel rail and storage cupboards. Shaver light.

### EXTERIOR

Front gardens of a surprisingly good size, beautifully landscaped and laid to macadam driveway with car parking for up to 4 cars and gravelled area to the side with mature bushes and beds. Side access to rear gardens.

Rear gardens approximately 90' in length being one of the largest plots on Gambier Parry Gardens and maturely landscaped over 40 years. Laid to various areas of terracing joined by paths with astroturf lawns, an abundance of shrub beds and bushes, some raised with stone surrounds and various seating areas. Timber garden shed. All enclosed by hedges. Fencing and walling giving a great deal of privacy.

### GARAGE 19' 0" x 12' 0" (5.79m x 3.81m)

Wide up and over door. Gas meter. Power and light. Workbench and shelving.

### AGENTS NOTE

COUNCIL TAX: D

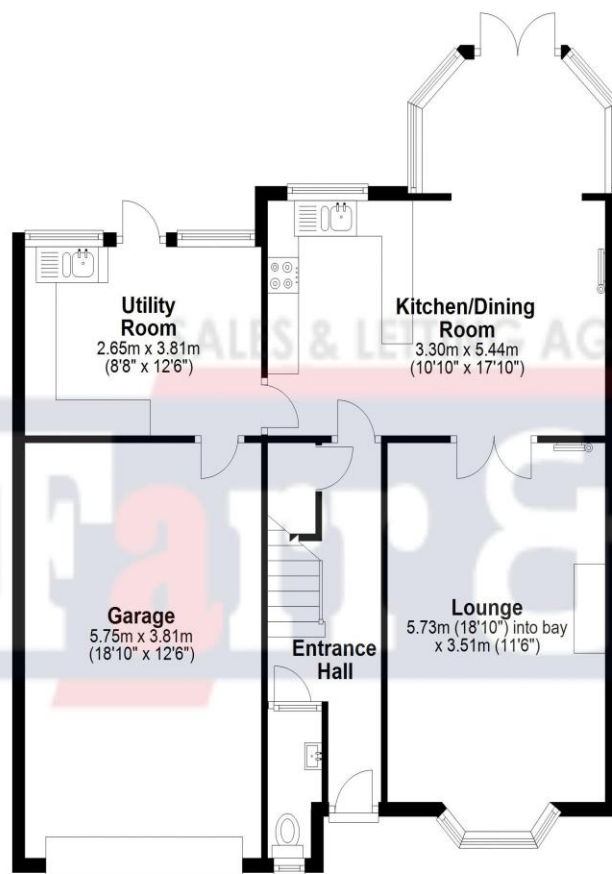
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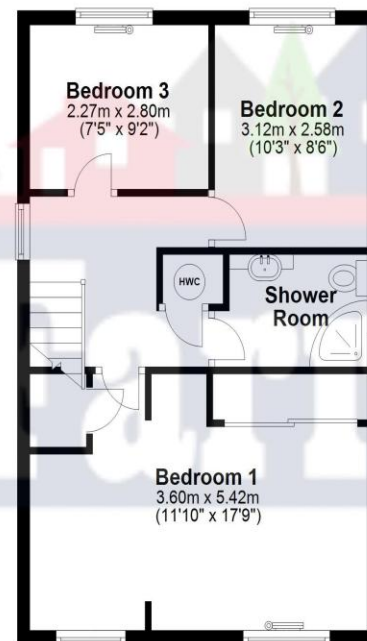
## Ground Floor

Approx. 62.7 sq. metres (675.4 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 109.0 sq. metres (1173.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

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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