

10 Gambier Parry Gardens, Longford, Gloucester, Gloucestershire, GL2 9RD



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£447,500

****A LOVELY DETACHED FAMILY HOME THAT
HAS BEEN BOTH RECENTLY EXTENDED AND
MODERNISED****

Gambier Parry Gardens is one of Gloucester's most popular modern developments situated just 1/2 mile to the North of the City centre. Excellent local schooling, the hospital, Gloucester rugby and the exciting development at the Quays are all within very easy reach.

Number 10 has the benefit of being recently modernised and extended in the current ownership and offers the advantage of the addition of a family room forming an "L" shape and opening onto the dining room and kitchen. Additionally, it is gas heated and double glazed throughout and to the exterior, has ample parking and landscaped private rear gardens.

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ENTRANCE PORCH

Quarry tiled floor. Upvc double glazed door to:-

ENTRANCE HALL

Radiator. Staircase to landing. Understairs cupboard.

CLOAKROOM

Low level W.C. Vanity unit with wash hand basin. Part tiled walls. Heated towel rail. Consumer box. Radiator.

SITTING ROOM 17'2" x 14'0" (5.23m x 4.26m)

Adam style fireplace with coal effect electric fire. Double radiator. Two wall light points. Deep bay window to the front.

KITCHEN/DINER 18'0" x 10'0" (5.48m x 3.05m)

Kitchen area recently refitted with wall and base units with worktops. Part tiled walls. Pan drawers. Built in Neff double oven. Hob. Plumbing for washing machine. Perninsula bar divide to dining area. Door to utility room. Dining area with radiator. Open to:-

SITTING/FAMILY ROOM 10' 4" x 9' 9" (3.15m x 2.97m)

Radiator. Window to the rear. Double Upvc double glazed French doors to terrace.

UTILITY ROOM 7' 4" x 6' 2" (2.23m x 1.88m)

Wall and base units with worktops. Plumbing for washing machine. Space for fridge/freezer. Vinyl tiled floor. Upvc double glazed door to the garden. Door to garage.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard with radiator and shelving.

BEDROOM 1 11'6" x 11'5" (3.50m x 3.48m)

Two double wardrobe cupboards with mirrored sliding doors. Radiator. T.V point.

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

Radiator.

BEDROOM 3 9' 2" x 7' 6" (2.79m x 2.28m)

Radiator.

BEDROOM 4 11' 5" x 6' 2" (3.48m x 1.88m)

Radiator. Overstairs store cupboard.

SHOWER ROOM

Double shower cubicle with Mira controls and glazed screen with fully tiled splashbacks. Part tiled walls. Vanity unit with wash hand basin. Low level W.C. Vinyl floor. Spotlights. Radiator.

EXTERIOR

Front gardens with macadam parking for at least 2 cars. Good area of lawns with shrub bed borders and mature tree. Side access to:- Rear gardens well enclosed and maturely landscaped with good area of paved terrace. Lawns, flower and shrub bed borders giving privacy.

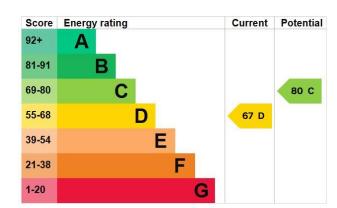
GARAGE

Up and over door. Power and light. Worcester gas fired central heating boiler.

AGENTS NOTE

COUNCIL TAX: D

EPC: D-67































Ground Floor Building 1



Floor 1 Building 1

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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