



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

£447,500

🛏️ | 4

🛋️ | 2

🛁 | 1

  
**Farr & Farr** Sales Lettings 

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

**£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.

**www.farrandfarr.co.uk**

**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. Peninsula 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







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.

#### City Centre

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@  
farrandfarr.co.uk

#### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
farrandfarr.co.uk

#### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farrandfarr.co.uk

#### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@  
farrandfarr.co.uk