



7A Grosvenor Road, Barnwood, Gloucester, GL2 0SA

£532,500

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Farr & Farr Sales Lettings 

**7A Grosvenor Road, Barnwood,
Gloucester, GL2 0SA**

£532,500

**AN INDIVIDUAL DETACHED FAMILY HOME
WITH LARGE WESTERLY BACKING GARDENS
IN ONE OF GLOUCESTER'S MOST POPULAR
TRELINED RESIDENTIAL ROAD'S**

Grosvenor Road is one of the most popular treelined residential road's with a variety of properties and sit's just over 1 mile to the East of Gloucester city Centre. Some of the area's sought after schools are very close by, good local shopping is with an easy reach and access to Cheltenham and the M5 is only a short drive. 7A has been in the same family for many years and although in need of some upgrading offers very practical and good sized family accommodation. It has four bedrooms, two large reception rooms, a well fitted kitchen/breakfast room and conservatory as well as utility, cloakroom and bathroom. It is heated by gas throughout, has double glazing and to the exterior, brick pavia parking to the front for five or six cars and large Westerly backing enclosed rear garden.

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ENTRANCE PORCH

UPVC double glazed front door with bevelled glass detail. Tiled floor. UPVC double glazed door to:-

ENTRANCE HALL

Of a good size. Radiator. Understairs sitting area.

CLOAKROOM

Low level WC. Vanity unit with wash hand basin and cupboards below. Half tiled walls.

SITTING ROOM 16' 2" x 12' 6" (4.92m x 3.81m)

Timber fireplace with coal effect gas fire. Coved ceiling. Double radiator. TV point. UPVC double glazed French doors to:-

CONSERVATORY 9' 2" x 12' 1" (2.79m x 3.68m)

Vinyl floor. Electric wall heater. Double UPVC double glazed French doors to garden.

DINING ROOM 12' 6" x 11' 7" (3.81m x 3.53m)

Radiator. Dimmer switch.

KITCHEN/BREAKFAST ROOM 14' 0" x 10' 1" (4.26m x 3.07m)

Very well fitted with inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Space for oven with extractor hood. Built-in dishwasher. Shelved store cupboard. Spotlights. Radiator. Windows to the front and side. Door to:-

UTILITY ROOM 9' 4" x 6' 2" (2.84m x 1.88m)

One and a half bowl stainless steel sink unit with cupboards and drawers below. Part tiled walls. Tiled floor. Radiator. Worcester gas fired central heating boiler and UPVC double glazed door to:-

SIDE LOBBY 19' 2" x 5' 10" (5.84m x 1.78m)

UPVC double glazed doors to both front and rear. Light and power.

FIRST FLOOR

LANDING

Window to the rear. Access to loft with retractable ladder.

BEDROOM 1 12' 10" x 10' 0" (3.91m x 3.05m)

Radiator. Three double shelved cupboards.

BEDROOM 2 12' 6" x 11' 10" (3.81m x 3.60m)

Radiator. Three double shelved cupboards.

BEDROOM 3 11' 6" x 9' 10" (3.50m x 2.99m)

(Plus door recess). Radiator.

BEDROOM 4 9' 0" x 8' 0" (2.74m x 2.44m)

Radiator.

BATHROOM

White suite of panelled bath with mixer taps. Vanity unit with wash hand basin and cupboards below. Built-in cupboards and drawers. Separate fully tiled shower unit with Mira controls. Double radiator. Part tiled walls. Tiled floor.

EXTERIOR

Front gardens predominantly laid to brick pavia with parking for 5/6 cars.

Rear gardens of a very good size and Westerly backing with large area of paved terrace with steps to lawns and paved path with shrub borders, mature trees and bushes with trellis divide to second area of garden with path and lawns. Two timber sheds and greenhouse.

GARAGE 17' 6" x 9' 6" (5.33m x 2.89m)

Double doors to the front. Light. Double doors to the rear.

AGENTS NOTE

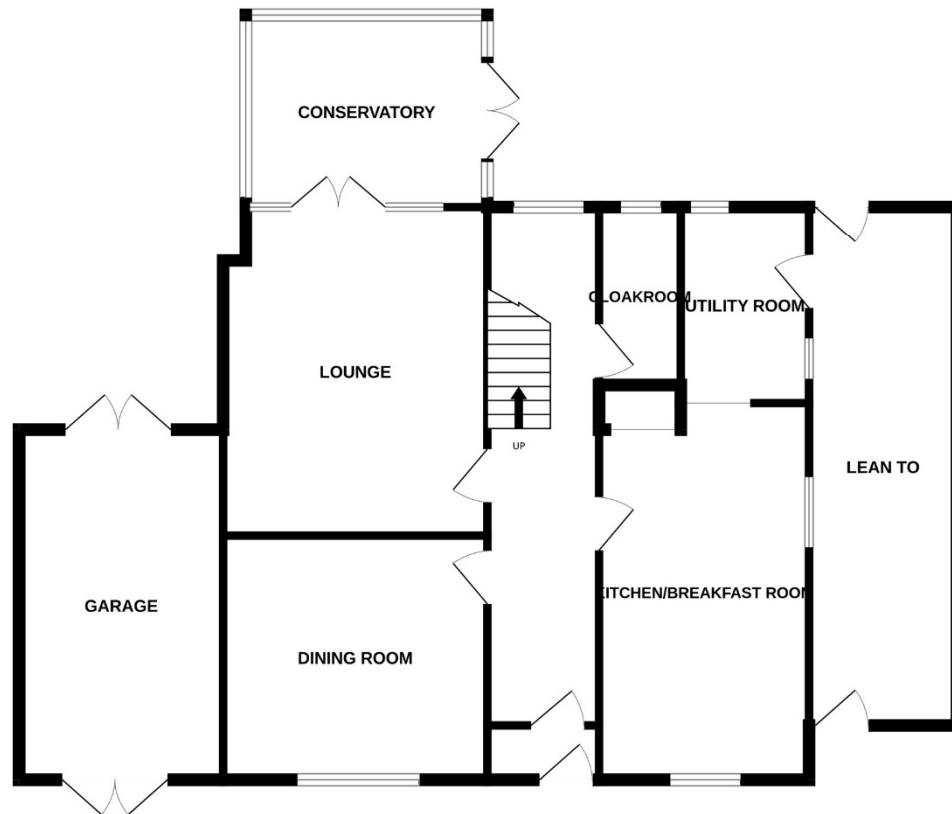
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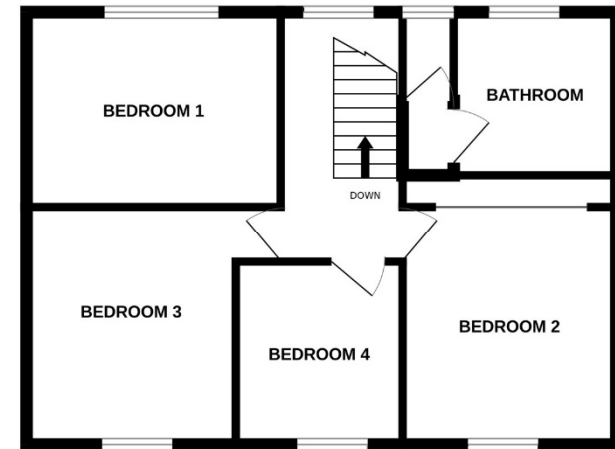




GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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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