



39 The Crescent, Gloucester, GL1 3LF

£210,000

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Farr & Farr Sales Lettings 

**39 The Crescent, Gloucester,
Gloucestershire, GL1 3LF**

£210,000

**A SPECTACULAR & SPACIOUS 3 BEDROOM
GROUND FLOOR APARTMENT WITH
ORIGINAL SASH WINDOWS & HIGH CEILINGS**

Number 39 offers very generous accommodation with a large entrance hall that leads through to the spacious living / dining room with the adjacent kitchen fitted with a good range of wall and base units, fridge freezer, washer dryer and dishwasher. There are three bedrooms off the entrance hall, a single bedroom and two further double bedrooms with an en suite to the master and a separate bathroom. The property also comes with an allocated off-street parking space.

The Crescent is situated on Horton Road, just off the London Road, approximately a mile to the east of Gloucester's city centre. Many local facilities, including the hospital are within walking distance, and access to Cheltenham.

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ENTRANCE

Accessed via communal entrance hall into a spacious hall with laminate flooring. Electric heaters. Doors to:-

BEDROOM 1 10' 6" x 11' 8" (3.20m x 3.56m)

Sash window. Electric heater. Opening to:-

EN-SUITE 7' 5" x 13' 1" (2.26m x 3.99m)

Fully tiled walk in shower. Stainless steel spiral heated towel rail. Vanity unit with wash hand basin and cupboards below. Low level W.C. Electric heater. Sash window.

BEDROOM 2 15' 7" x 7' 3" (4.75m x 2.21m)

Fitted wardrobes, chest of drawers & bedside tables. Beautiful featured pendant lighting. Sash window.

BEDROOM 3 14' 1" x 7' 7" (4.30m x 2.30m)

Sash window. Electric heater.

BATHROOM

Double shower with sliding doors. Heated towel rail. Vanity unit with wash hand basin with cupboard below. Low level W.C.

LIVING ROOM 15' 5" x 18' 5" (4.71m x 5.62m)

Sash window. Electric heaters. TV & telephone points. Wall mounted electric feature fireplace. Intercom system.

KITCHEN 10' 9" x 12' 3" (3.27m x 3.74m)

A range of wall & base units with cupboards and drawers below. Four ring electric hob with extractor fan. Oven. Part tiled splashbacks. Granite breakfast bar. Integrated washing machine/dryer. Dishwasher. Inset ceiling spotlights. Sash window.

AGENT NOTE

EPC: E

COUNCIL TAX: C

SERVICE CHARGE: £1,015 (approx) every 6 months.

GROUND RENT: £80 (approx) every 6 months.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



FLOORPLAN TO FOLLOW

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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