



85 Gambier Parry Gardens, Gloucester
GL2 9RE - £460,000

Farr & Farr Sales & Lettings

85 Gambier Parry Gardens

Gloucester, GL2 9RE

Council Tax band: E

Tenure: Freehold

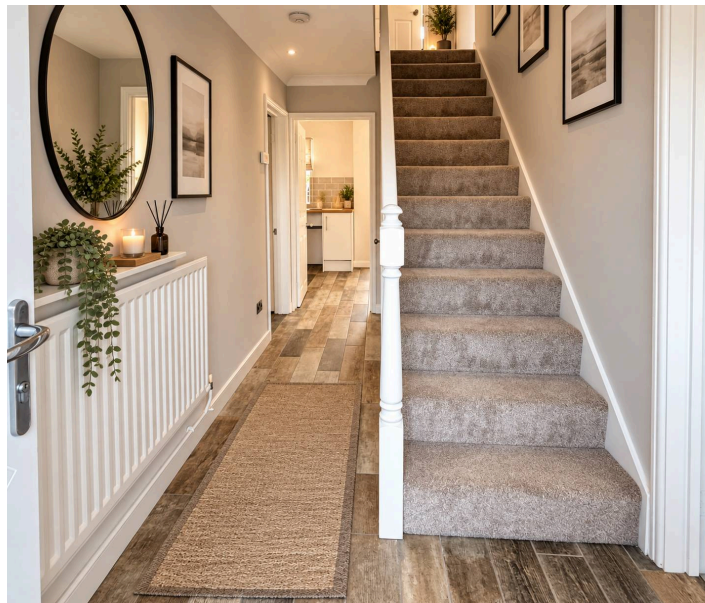
EPC Energy Efficiency Rating: D

A BEAUTIFULLY PRESENTED AND RECENTLY REFURBISHED MODERN DETACHED FAMILY HOME IN THIS HIGHLY SOUGHT AFTER SMALL DEVELOPMENT

Gambier Parry Gardens is a very popular and small development built in the mid 1980's of four bedroom detached family homes. The city centre is less than half a mile to the south. Some of the areas most sought after schools are within walking distance and access to Cheltenham and the M5 is only a short drive.

Number 85 overlooks the large area of treed green and has been very well maintained and upgraded in the current ownership and now offers lovely family accommodation in superb condition throughout. Internally, there are four bedrooms with the master having an ensuite as well as a luxury bathroom. To the ground floor there are two separate reception rooms, a cloakroom and a very well fitted kitchen/breakfast room. To the exterior the front gardens overlook the green and has parking for at least four cars, there is a garage and to the rear, South backing landscaped enclosed gardens.

Please note we have used some AI photographs.





FRONT DOOR

Upvc double glazed front door.

ENTRANCE HALL

Hall high-quality tiled flooring. Staircase to landing with understairs cupboard with light. Radiator. Alarm controls.

CLOAKROOM

Low-level WC. Wash hand basin. Part tiled walls. High-quality flooring. Radiator. Spotlights.

SITTING ROOM

16' 7" x 11' 7" (5.05m x 3.53m)

Fitted coal effect electric fire. Three wall light points. TV point. Bay window to the front. Bespoke Hillary's blind. Radiator and door to:-

DINING ROOM

11' 8" x 8' 9" (3.56m x 2.67m)

Radiator. Two wall light points. UPVC double glazed sliding patio doors to terrace and the garden. Door to:-

KITCHEN/BREAKFAST ROOM

14' 1" x 8' 3" (4.29m x 2.52m)

Very comprehensively fitted with modern units comprising inset one and a half bowl stainless steel single drainer sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. High-quality tiled floor. Built-in Bosch oven with four ring gas hob and extractor hood. Built-in dishwasher. Space for washing machine. Space for fridge/freezer. Radiator. Two sets of spotlights. UPVC double glazed door to garden.





LANDING

Access to loft. Wall thermostat. Airing cupboard with factory lagged cylinder and dimmer switch.

BEDROOM 1

11' 8" x 11' 10" (3.56m x 3.61m)

Light. Double radiator. Double glazed UPVC window. Bespoke Hilary's blind.

ENSUITE

Fully tiled shower cubicle with double headed stainless steel controls. Vanity unit with wash hand basin with tiled surrounds and cupboard below. Low-level WC. Part tiled walls. High-quality tiled floor. Radiator. Extractor fan. Roman blind.

BEDROOM 2

10' 0" x 10' 10" (3.05m x 3.30m)

Light. UPVC window. Bespoke Hilary's blind. Radiator.

BEDROOM 3

8' 9" x 8' 9" (2.67m x 2.67m)

Light. Hilary's blind. UPVC window. Radiator.

BEDROOM 4

9' 5" x 7' 1" (2.87m x 2.16m)

Radiator. Wardrobe cupboard. Fitted Roman blind. Light.



BATHROOM

Beautifully fitted with a white suite of panelled bath with central mixer taps and double headed stainless steel shower with fully stone tiled splashback and glazed screen. Vanity unit with wash hand basin and drawers below. Low-level WC. Parts stone tiled walls. High-quality tiled floor. Extractor fan. Back lit medicine cabinet. Heated towel rail. Fitted Roman blind.

FRONT GARDEN

Front gardens to the front with Mcadam parking with space for up to 4 cars and possibly more. Good area of lawns and hedges to the front and side giving a good deal of privacy. Gated side wide access. Large garden shed. Shrub beds. Outside tap.

REAR GARDEN

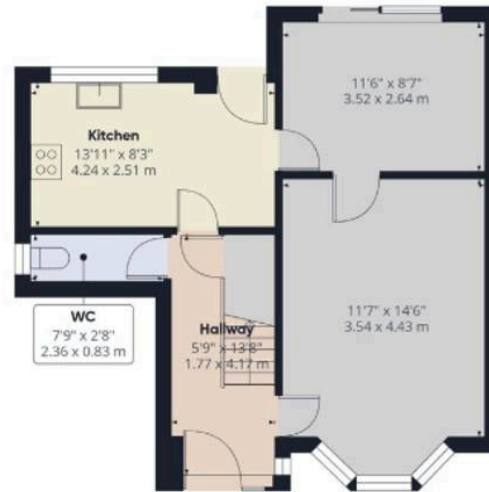
Rear garden, South backing and very well landscaped with paved terrace and lawns. Shrub bed borders. Mature trees and bushes. Greenhouse.

GARAGE

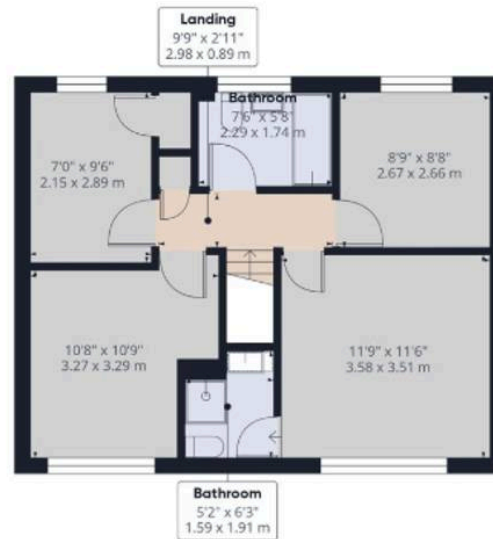
4 Parking Spaces

16' 6" x 8' 2". Up and over door. Recently installed Worcester gas fired central heating boiler with time clocks. Consumer box. Power. Light. Personnel door.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1004 ft²
93.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

Farr & Farr Sales Lettings