



34 Overbury Road, Gloucester, GL1 4EA

£195,000

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**Farr & Farr** Sales & Lettings 

**34 Overbury Road, Gloucester,  
Gloucestershire, GL1 4EA**

**£195,000**

**A SURPRISINGLY SPACIOUS MODERN  
TOWNHOUSE IN THIS CONVENIENT  
POSITION**

Overbury Road is a popular cul-de-sac situated off India Road approximately 1 mile to the South East of Gloucester city Centre.

Excellent local shopping is close by and access to the Southern ring road with its fast routes both North and South is within a very short drive.

Number 34 is one of the rare properties which has two large bedrooms over the archway to give a good size double bedroom as well as an upstairs bathroom. To the ground floor there is a well fitted kitchen and sitting room and the exterior has a rear garden that is well enclosed with side access and two parking spaces.

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**ENTRANCE HALL**

UPVC double glazed front door with leaded light and coloured glass detail. Radiator. Arch to:-

**KITCHEN** 8' 6" x 8' 0" (2.59m x 2.44m)

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. Extractor hood and stainless steel back plate. Space for fridge /freezer. Plumbing for washing machine and Worcester gas fired central heating boiler.

**SITTING ROOM** 16' 0" x 11' 9" (4.87m x 3.58m)

High-quality laminate flooring. Radiator. Staircase to landing. TV point. UPVC double glazed French doors to terrace and garden. Staircase to landing.

**LANDING**

Two wardrobe cupboards.

**BEDROOM 1** 11' 9" x 12' 9" (3.58m x 3.88m)

Windows to the front and rear. Access to the loft. Radiator.

**BEDROOM 2** 15' 4" x 8' 7" (4.67m x 2.61m)

(plus recess). Radiator.

**BATHROOM**

Panelled bath with mixer taps and shower attachment with glazed screen. Pedestal wash hand basin. Low level WC. Shaver light. Radiator. Vinyl floor.

**EXTERIOR**

Path to the front door. Rear gardens laid predominantly to lawns with fence borders and gated side access to parking space to side. Parking space to the front.

**AGENTS NOTE**

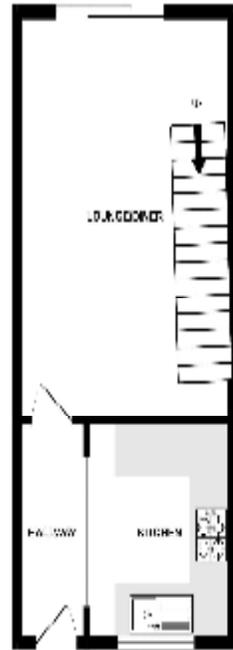
EPC: D-63

COUNCIL TAX: B

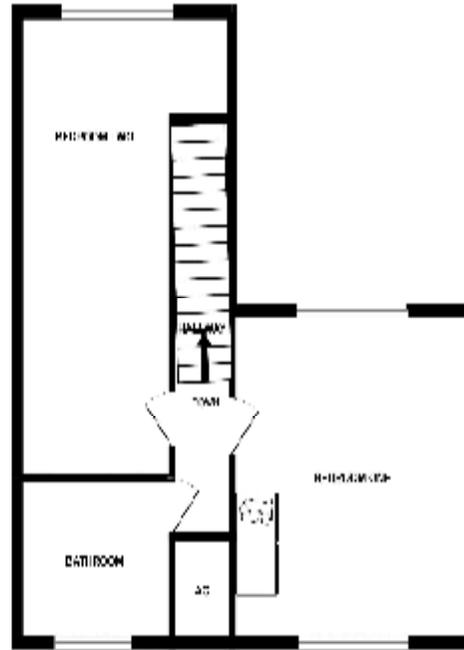
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



These floor plans are for information only and do 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.

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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