



59 Hamer Street, Gloucester – GL1 3QN
£335,000

Farr & Farr Sales & Lettings

59 Hamer Street

Gloucester, GL1 3QN

A VERY WELL MAINTAINED AND RECENTLY UPGRADED THREE STOREY TOWNHOUSE IN A QUIET POSITION BACKING ONTO PARKLAND

Hamer Street is part of a small and popular development situated off Horton Road and London Road just over ½ mile to the East of Gloucester city centre. The hospital, Docks and Cathedral are all within walking distance and access to Cheltenham and the M5 is only a short drive.

Number 59 has been the subject of modernisation and clever alteration in the current ownership and offers practical family accommodation. All three bedrooms are doubles, the master having its own luxury ensuite. To the ground floor, an open plan recently re-fitted kitchen with adjoining dining/family room with bifold doors overlooking the gardens. To the exterior there is parking for two cars and a garage with rear access to number 59's garden.

Council Tax band: C

Tenure: Freehold

- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO THE MASTER
- FAMILY BATHROOM
- GOOD SIZED FIRST FLOOR SITTING ROOM
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM ADJOINING THE GARDEN
- CLOAKROOM
- GAS CENTRAL HEATING
- PARKING FOR TWO CARS
- GARAGE WITH ACCESS TO THE GARDEN
- ENCLOSED GARDEN





ENTRANCE HALL

Composite front door. Double radiator. High-quality bamboo flooring. Staircase to landing. Hanging space.

CLOAKROOM

Low-level WC. Wash hand basin with cupboard below. Part tiled walls. High-quality bamboo flooring. Spotlight. Extractor fan.

KITCHEN/DINER

26' 3" x 14' 3" (8.00m x 4.34m)

"L shaped" Kitchen area, beautifully and contemporarily fitted with quartz worktops with inset stainless steel sink unit and mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. High quality bamboo flooring. Electric hob with stainless steel extractor hood with built-in oven. Sliding larder unit. Pan drawers. Built-in fridge and freezer. Built in dishwasher. Inset ceiling spotlights. Utility cupboard with roller door hiding plumbing for washing machine and space for dryer. Integrated speaker system connected to Bluetooth.

SITTING/DINING AREA

Again high-quality bamboo flooring. Inset ceiling spotlights and speakers. Double radiator. TV point and quadruple bifold doors to terrace and garden.



FIRST FLOOR

Radiator. Staircase to second floor.

SITTING ROOM

12' 10" x 14' 7" (3.91m x 4.45m)

Two double radiators. TV point. UPVC double glazed French doors to Juliet balcony overlooking the garden.

BEDROOM 3

12' 7" x 8' 8" (3.84m x 2.64m)

Laminate flooring. Double radiator. Double wardrobe cupboard.

SECOND FLOOR

LANDING

Access to loft. Cupboard with Alpha gas fired central



BEDROOM 3

12' 7" x 8' 8" (3.84m x 2.64m)

Laminate flooring. Double radiator. Double wardrobe cupboard.

SECOND FLOOR

LANDING

Access to loft. Cupboard with Alpha gas fired central heating boiler and shelving.

BEDROOM 1

13' 0" x 9' 2" (3.96m x 2.79m)

Radiator. Overstairs wardrobe cupboard. Second wardrobe cupboard.

ENSUITE

Fully tiled walls with inset glazed tile detail. Built-in shower cubicle with stainless steel contemporary double headed controls and glazed door. Low-level WC. Vanity unit with wash hand basin and cupboard below. Tiled floor. Vertical heated towel rail/radiator. Extractor fan. Inset ceiling spotlights.

BEDROOM 2

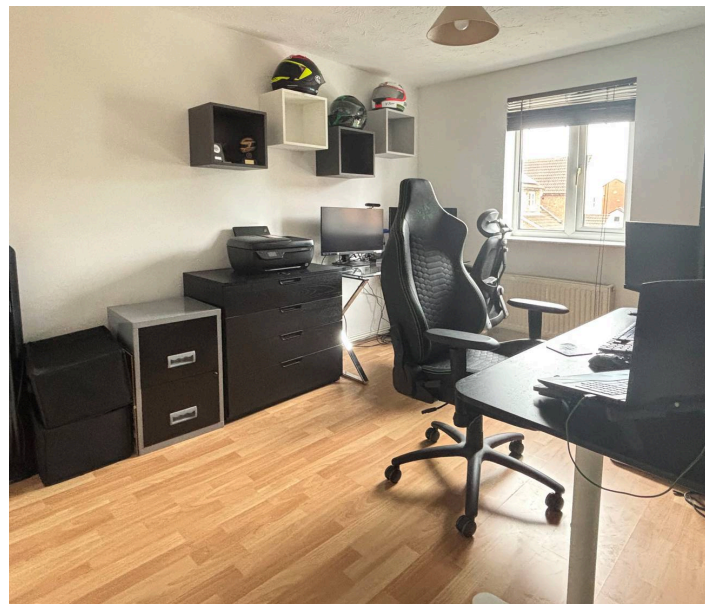
12' 2" x 8' 7" (3.71m x 2.62m)

Radiator. Views over parkland.

BATHROOM

8' 10" x 5' 9" (2.69m x 1.75m)

Very well fitted with modern panelled bath with glazed screen and stainless steel controls with waterfall head. Vanity unit with wash hand basin and drawers below. Low level WC with concealed cistern. Fully polished tiled walls and matching floor. Extractor fan. Inset ceiling spotlights. Vertical heated towel rail/radiator.



FRONT GARDEN

Path to the front door with mature shrubs and bushes.

REAR GARDEN

Double area of triangular decking and gravel. Lawns. Outside tap. Pedestrian access to the rear garage door.

GARAGE

Double Garage

DRIVEWAY

OFF STREET

1 Parking Space

Parking for 2 cars.





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