



14 Sandhurst Road, Gloucester – GL1 2SE

In Excess of £400,000

**Farr & Farr** Sales & Lettings

# 14 Sandhurst Road

Gloucester, GL1 2SE

A VERY WELL PRESENTED 1930'S DETACHED HOUSE IN AN EDGE OF CITY CENTRE AND HIGHLY CONVENIENT POSITION

Number 14 has been subject recently to extensive renovation and offers good sized, well planned family accommodation in excellent condition throughout. Recent work have included the replacement of the roof and the extensive fitting of double glazing to the front retaining the original Stone mullions. Internally, all three bedrooms are doubles, the the master benefits from a small ensuite shower room, there is a very well fitted family bathroom. To the ground floor, two good receptions and an impressive hall and well fitted kitchen.

The property is situated in the small part of Sandhurst Road just off Kingsholm Road less than ½ from Gloucester city centre. The Cathedral and exciting Docklands development are both within walking distance and access to Cheltenham and M5 is only a short drive.

Council Tax band: D Tenure: Freehold  
EPC Energy Efficiency Rating: D

- THREE GOOD BEDROOMS
- ENSUITE SHOWER ROOM TO THE MASTER
- BEAUTIFULLY FITTED FAMILY BATHROOM
- CLOAKROOM AND UTILITY AREA
- GAS CENTRAL HEATING
- RECENTLY INSTALLED HIGH QUALITY DOUBLE GLAZING
- ENCLOSED GARDENS
- RECENT NEW ROOF





#### **RECESSED PORCH**

Lovely oak front door to:-

#### **ENTRANCE HALL**

Black and red quarry tiled floor. Turning staircase to landing. Radiator. Coved ceiling.

#### **CLOAKROOM**

Low-level WC. Wash hand basin. Stone tiled floor. Radiator. Small understairs cupboard.

#### **SITTING ROOM**

18' 7" x 12' 1" (5.66m x 3.68m)

High-quality flooring. Triangular bay window with stone mullions and double glazed window units (recently installed). Two radiators. Window to the side. TV point.

#### **DINING ROOM**

11' 1" x 9' 5" (3.38m x 2.87m)

High-quality flooring. Radiator. Stone mullion windows to the front with recently installed double glazing. Window to the side. Coved ceiling.

#### **KITCHEN**

13' 0" x 7' 7" (3.96m x 2.31m)

Comprehensively 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. High-quality vinyl floor. Built-in five ring gas hob with oven below and extractor hood. Plumbing for dishwasher. Space for fridge/freezer. Radiator. Half glazed stable door to:-

#### **REAR LOBBY**

Door to garden. Tiled floor. Hanging space. Utility/store with plumbing for washing machine and gas fired central heating boiler.





## FIRST FLOOR

### LANDING

Light hallway with large windows. Access to loft with retractable ladder.

### BEDROOM 1

12' 9" x 12' 4" (3.89m x 3.76m)

Plus door recess. Triangular bay window. Two vertical contemporary radiators. Recent new carpet.

### ENSUITE SHOWER ROOM

Large fully tiled shower cubicle with double headed stainless steel controls with glazed folding doors. Vanity unit with wash hand basin, oak worktops and drawers below. Electric heated towel rail. Tiled floor. Spotlights. Extractor fan.

### BEDROOM 2

11' 0" x 9' 7" (3.35m x 2.92m)

Window to the front and side. Radiator. High-quality timber flooring. Coved ceilings.

### BEDROOM 3

13' 3" x 7' 8" (4.04m x 2.34m)

High-quality timber flooring. Radiator. Coved ceiling.

### BATHROOM

Beautifully fitted with white suite of panelled bath with mixer taps and separate stainless steel shower with fully tiled splashback and glaze screen. Low-level WC. Large vanity with wash hand basin and cupboard below. Vertical heated towel rail. Airing cupboard with radiator and shelving. Inset ceiling spotlights. Shaver point.



## FRONT GARDEN

Area of lawns with shrub borders and mature bushes. Path to the front door. Wide double gated side access.

## REAR GARDEN

Laid predominantly to lawns with paved terrace and shrub borders. All enclosed by close boarded fencing. Block built barbecue.

## DRIVEWAY

2 Parking Spaces

Parking for 2 cars.



GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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