



29 Central Road, Gloucester – GL1 5BU  
£315,000

**Farr & Farr** Sales & Lettings

## 29 Central Road

Gloucester, GL1 5BU

A SUBSTANTIAL EDWARDIAN STYLE SEMI DETACHED HOUSE THAT WAS COMPLETELY RE-BUILT IN THE 1980'S AND IS NOW DIVIDED INTO TWO SELF-CONTAINED APARTMENTS TOGETHER WITH MULTIPLE CAR PARKING TO THE REAR

Number 29 is a large Edwardian style semi detached family home that has been converted into two self-contained flats but would be easily be re converted into a large semi detached family home. At present the ground floor is a one/two bedroom flat with a separate kitchen and bathroom and to the first floor is a very large one bedroom flat that could be converted into a two bedroom. To the exterior there are separate entrances and well landscaped gardens to the rear as well as the significant additional advantage of parking for up to 4 cars.

Central Road is a popular residential road situated just to the south of the city centre. Good schools, shopping and transport facilities are close by and the historic docks development and canal are within walking distance.

Council Tax band: TBD

EPC Energy Efficiency Rating: E





## **APARTMENT ONE**

### **SITTING ROOM**

15' 3" x 11' 6" (4.65m x 3.50m)

Square Bay windows at the front. TV point. Double radiator. Telephone point.

### **BEDROOM**

11' 8" x 9' 6" (3.56m x 2.90m)

Radiator. Windows to the front and side. Cable points.

### **DINING ROOM**

11' 10" x 10' 1" (3.61m x 3.07m)

Radiator. TV and telephone points. Under the stairs walk in cupboard with light.

### **ENTRANCE HALL**

UPVC double glazed front door and glazed door to:-

### **KITCHEN**

11' 8" x 10' 2" (3.56m x 3.10m)

Stainless steel sink unit with cupboards below. Wall and base units with wine rack. Glass fronted crockery cupboards. Drawers and shelving. Part tiled walls. Radiator. Vinyl floor. Door to:-

### **INNER HALL**

Walk in boiler/airing cupboard with Worcester gas fired central heating boiler.

### **BATHROOM**

Panelled bath with separate Mira Electric shower with double heads with glazed screen and tile splashback. Pedestal wash hand basin. Low level vinyl floor.





## **FIRST FLOOR FLAT**

### **ENTRANCE HALL**

UPVC double glazed front door. Tiled floor and staircase to:-

### **LANDING**

Access to loft. Electric panelled radiator. Large walk in wardrobe/store cupboard.

### **SITTING ROOM**

15' 8" x 16' 0" (4.78m x 4.88m)

Large bay window to the front. Electric panelled radiator. Two TV and cable points.

### **BEDROOM**

11' 2" x 9' 9" (3.40m x 2.97m)

Electric panelled radiator. TV point.

### **BATHROOM**

White suite of panelled bath with Triton electric shower. Tiled splashback and screen. Pedestal wash hand basin. Low-level WC. Electric panelled radiator. Vinyl floor. Extractor fan. Airing cupboard with factory lagged cylinder and heater with shelving.

### **KITCHEN**

10' 2" x 9' 10" (3.10m x 3.00m)

Single drainer stainless steel sink unit with cupboards and drawers below. Base units with worktops. Part tiled walls. Vinyl floor. Electric panelled radiator. Plumbing for washing machine. Space for cooker. Window to the rear. Laminate floor.



## FRONT GARDEN

With high hedge giving privacy and gate to terrace to front door. Wide path to rear gardens.

## REAR GARDEN

Of a good size. Predominantly laid to terrace with matching path and gravel detail to be the side with an abundance of mature shrub beds. Divide to area of parking with space for 3/4 cars. All enclosed by fencing.

## OFF STREET

3 Parking Spaces





GROUND FLOOR



1ST FLOOR



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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