



94 Henry Road, Gloucester – GL1 3DX  
In Excess of £265,000

**Farr & Farr** Sales & Lettings

# 94 Henry Road

Gloucester, GL1 3DX

An individual detached house of excellent proportions set in a very popular position but in need of renovation.

Number 94 is situated in very popular part of Henry Road approximately half a mile from the city centre. The hospital and railway station are both within walking distance, Gloucester Rugby, the Cathedral and the exciting docks developments are close by.

The property offers highly individual and sizable accommodation but is now in need of renovation throughout. All four bedrooms are good size doubles and there is a large bathroom. To the ground floor the property is entered via an impressive L-shaped entrance hall, has a Cloakroom/showerroom, formal sitting room, separate dining room and a 29' kitchen/breakfast room which adjoins and overlooks the garden. Additionally, is gas heated, predominantly double glazed and to the rear the gardens are a maturely landscape and very private.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:





### Entrance Porch

Lovely mosaic tile floor and wide arch with original front door to:-

### Entrance Hall

Very good proportions with beautiful mosaic tile floor. Radiator. Cornice ceilings. Staircase to landing with two under stairs cupboards.

### Cloakroom/Shower Room

Low-level WC. Wash hand basin. Fully tiled shower cubicle with Myra controls and glazed screen. Part tiled walls. Radiator.

### Sitting Room

13' 7" x 14' 9" (4.14m x 4.50m)

Brick fireplace with fitted gas fire. Two wall light points. Double and single radiators. Square bay windows to the front. Coved ceilings.

### Dining Room

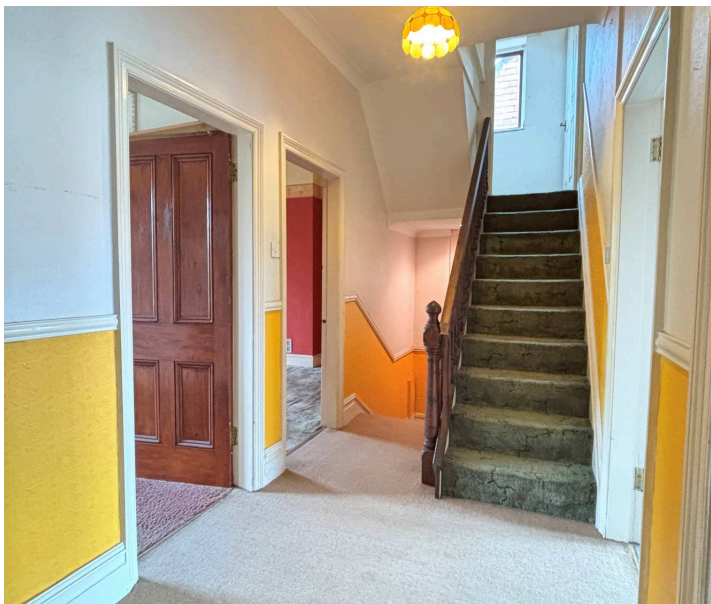
10' 8" x 12' 3" (3.25m x 3.73m)

Stone and a brick fireplace (closed). Three wall light points. Double radiator. UPVC double glazed French doors to private Terrace and gardens.

### Kitchen/Breakfast Room

29' 0" x 9' 1" (8.84m x 2.77m)

Breakfast area with radiator and spotlights. Opening to kitchen area with double drainer stainless steel sink unit with cupboards below. Base units with worktop. Part tiled walls. Plumbing for washing machine. Worcester gas fired central heating boiler. Ceiling lantern. Cooker control panel. Gas point. Windows to the side and overlooking the garden. UPVC double glazed door to garden.





### First Floor Landing

Flank window. Large area that could be used as small study. Original staircase to 2nd floor.

### Bedroom 1

12' 0" x 11' 6" (3.66m x 3.50m)

Complete range of three triple wardrobe cupboards. Further cupboards above. Built-in shelving. Radiator.

### Bedroom 2

17' 3" x 10' 6" (5.26m x 3.20m)

Double radiator. Airing cupboard with shelving. Radiator.

### Bedroom 3

11' 3" x 9' 0" (3.43m x 2.74m)

Radiator.

### Bathroom

12' 0" x 6' 1" (3.66m x 1.85m)

Panelled bath. Pedestal wash hand basin. Low-level W. Part tiled walls. Heated towel rail/radiator.

### Second Floor

Flank window and steps to:-

### Attic/Bedroom 4

19' 8" x 14' 3" (5.99m x 4.34m)

Access to Eave storage to both sides. Three Velux windows.



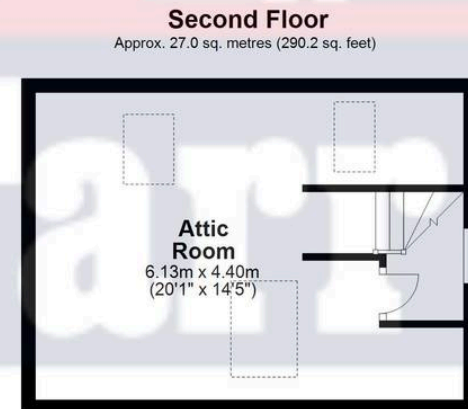
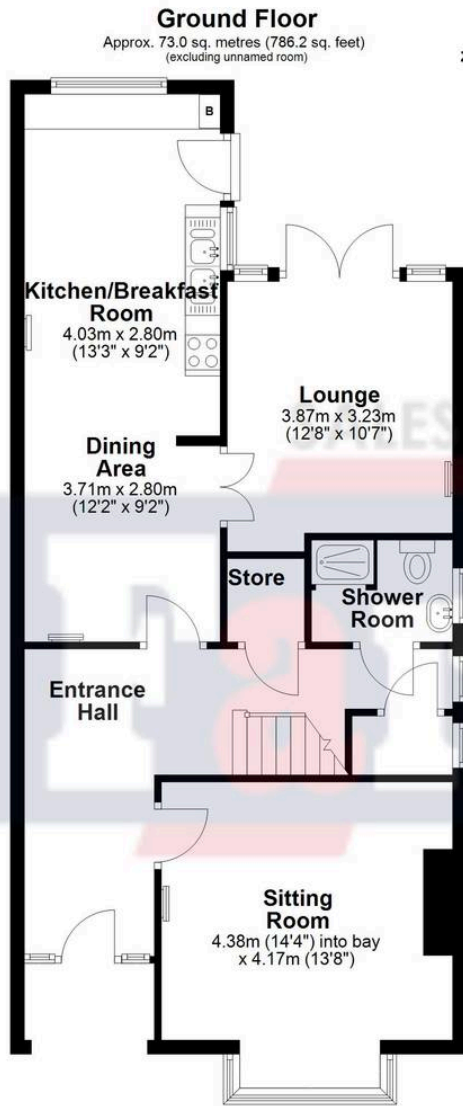
## FRONT GARDEN

Hedge and path to front door. Second path to gated side access.

## REAR GARDEN

Backing East and surprisingly private. Area of terrace opening to lawns with path and mature shrubs, bushes and trees, including silver birch. Outside security light and tap. Two timber garden stores. Compost area.





Total area: approx. 162.6 sq. metres (1750.5 sq. feet)

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