

99 Wells Road, Gloucester

£215,000

Farr & Farr Sales & Lettings

99 Wells Road

Gloucester

Located in a quiet cul de sac, this two bedroom property is very well presented and offers off-road parking and a spacious garden.

The front door opens into an entrance hall and leads through to the living room which feature fireplace. To the rear of the property, the modern kitchen is fitted with a good range of units and has a door leading out to the rear garden.

Stairs lead to the first floor landing with two very good sized double bedrooms and a bathroom.

Off-road parking is to the front while the garden is laid with patio and lawn.

Wells Road is a quiet cul de sac of Eastern Avenue and has an array of excellent local amenities within walking distance.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:











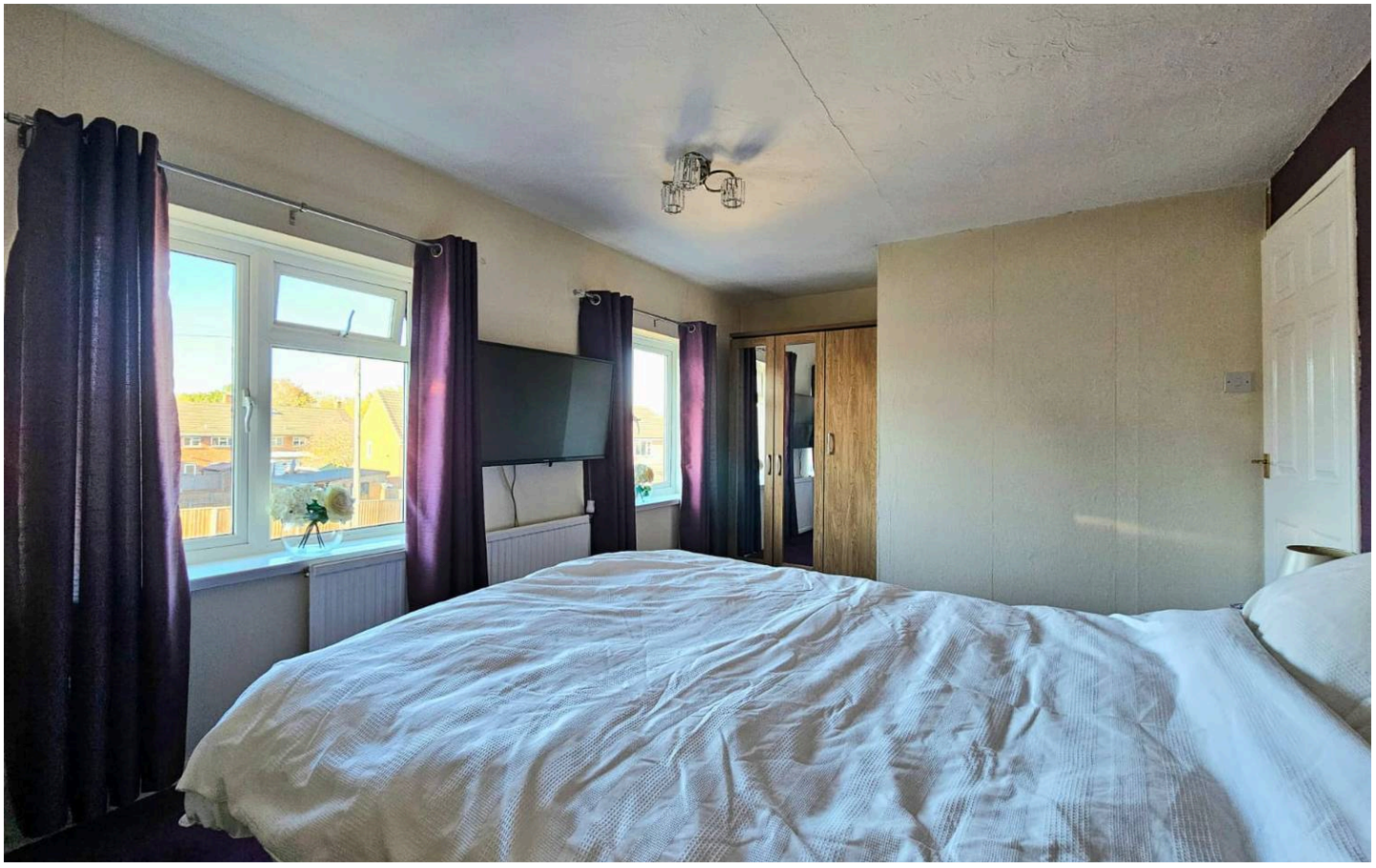




Entrance Hall
A bright and welcoming entrance hall. Upvc front door and double glazed frosted windows. Radiator. Laminate flooring.

Living Room
17' 1" x 12' 8" (5.21m x 3.85m)
Spacious living room. Double glazed window to front. Feature fireplace. Carpet. Two radiators.

Kitchen
6' 11" x 15' 9" (2.12m x 4.81m)
Modern kitchen with a range of wall, base and drawer units. Laminate worktop. Double sink with draining board and mixer tap. Fitted oven and gas hob with extractor hood. Combi boiler. Double glazed window and door to rear. Cupboard. Vinyl flooring.







First Floor Landing
Carpet. Access to loft via hatch.

Bedroom One
10' 2" x 15' 9" (3.09m x 4.81m)
A very spacious master bedroom with two double glazed windows to front. Carpet. Radiator.

Bedroom Two
13' 11" x 9' 3" (4.23m x 2.83m)
Spacious double bedroom with double glazed window to rear. Carpet. Radiator. Cupboard.

Bathroom
White bathroom suite comprising WC, basin and bath. Frosted double glazed window to rear. Laminate flooring. Tiled walls. Radiator.

Rear Garden

Mostly laid to lawn with an area of patio and stones. Fence surround.

Driveway

1 Parking Space

Driveway parking to the front.

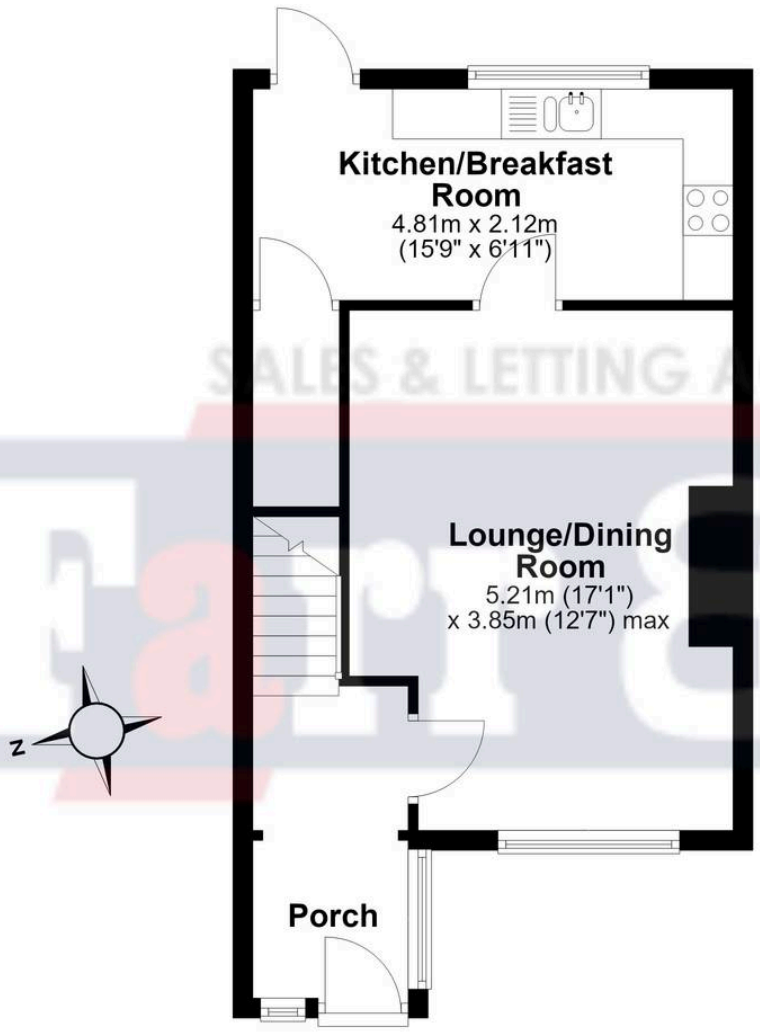






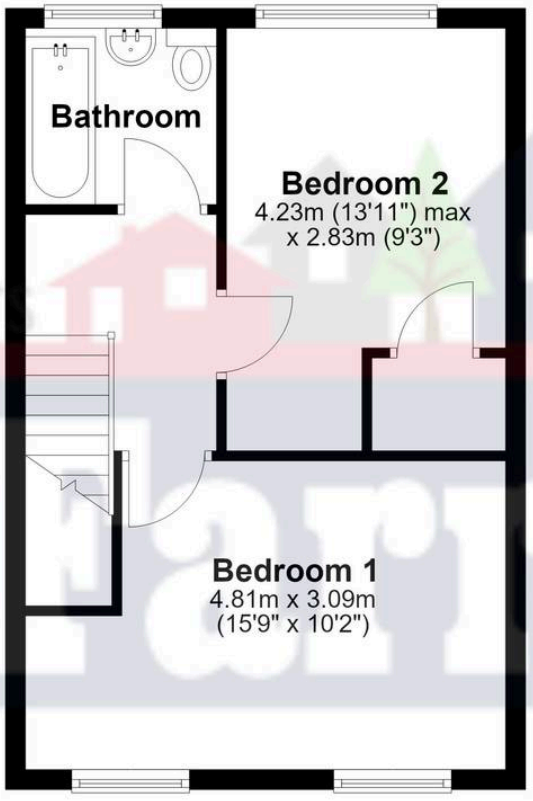
Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 74.2 sq. metres (798.6 sq. feet)

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