



9 Bewick House, Denmark Road, Gloucester, GL1 3HW

£199,000

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**Farr & Farr** Sales Lettings 



**9 Bewick House, Denmark Road,  
Gloucester, GL1 3HW**

**£199,000**

**AN UNUSUAL VERY SPACIOUS DETACHED  
BUNGALOW IN SIBERIAN LARCH TIMBER  
WITHIN THE GROUNDS OF BEWICK HOUSE  
ON THE LONDON ROAD WITH LOVELY  
WALLED GARDENS**

Number 9 is a detached bungalow of a timber framed construction situated within the grounds of Bewick house enjoying lovely gardens which are un-overlooked. Internally there are three bedrooms, one of which is used as a dressing room as well as two ensuite shower rooms and a large open plan living/ dining/kitchen with doors to the gardens. It is heated by gas, has double glazing throughout and to the exterior an allocated parking space.

Bewick House is situated on the corner of Denmark and London Road less than 1/2 mile to the East of Gloucester city Centre. All the facilities are within walking distance, the Cathedral, exciting Docklands, hospital, railway are close by and access to the M5 is only a short drive.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

UPVC double glazed front door to:-

**LOUNGE/KITCHEN/DINER** 19' 8" x 16' 0" (5.99m x 4.87m)

Lounge area with high-quality flooring. Inset ceiling spotlights. Wall thermostat. Radiator. TV points. Double full height store cupboard. Double glazed sliding patio doors to garden. Kitchen area, very well fitted with white fronted units comprising inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Inset ceiling spotlights. Built-in Zanussi oven with four ring electric hob and extractor hood. Built-in washing machine. Built-in fridge and freezer. Under unit lighting. Inset ceiling spotlights. Cupboard housing Worcester gas fired central heating boiler.

**CLOAKROOM**

Low level WC. Wash hand basin. Radiator. Tiled floor. Extractor fan.

**INNER HALL**

Inset ceiling spotlights. Windows overlooking the garden. Radiator.

**BEDROOM 2** 12' 2" x 8' 8" (3.71m x 2.64m)

Radiator.

**ENSUITE SHOWER ROOM**

Fully tiled shower cubicle with stainless steel controls and glazed door. Low-level WC. Wash hand basin. Heated towel rail/radiator. Spotlights. Extractor fan.

**BEDROOM 1** 12' 1" x 9' 8" (3.68m x 2.94m)

Radiator. Double wardrobe cupboard. TV point.

**ENSUITE**

Fully tiled shower cubicle with stainless steel controls and glazed screen. Vanity unit with wash hand basin and

cupboards below. Low-level WC. Vinyl tiled floor. Heated towel rail/radiator. Spotlights. Extractor fan.

**DRESSING ROOM/BEDROOM 3** 9' 5" x 7' 8" (2.87m x 2.34m)

Three double wardrobe cupboards. Radiator. TV point.

**EXTERIOR**

Allocated parking with step path beside the wall to side gardens with path and gravel detail opening to main gardens with paved terrace. Large area of lawns with fruit trees. Enclosed by walling.

**AGENTS NOTE**

EPC: D-59

COUNCIL TAX: TBC

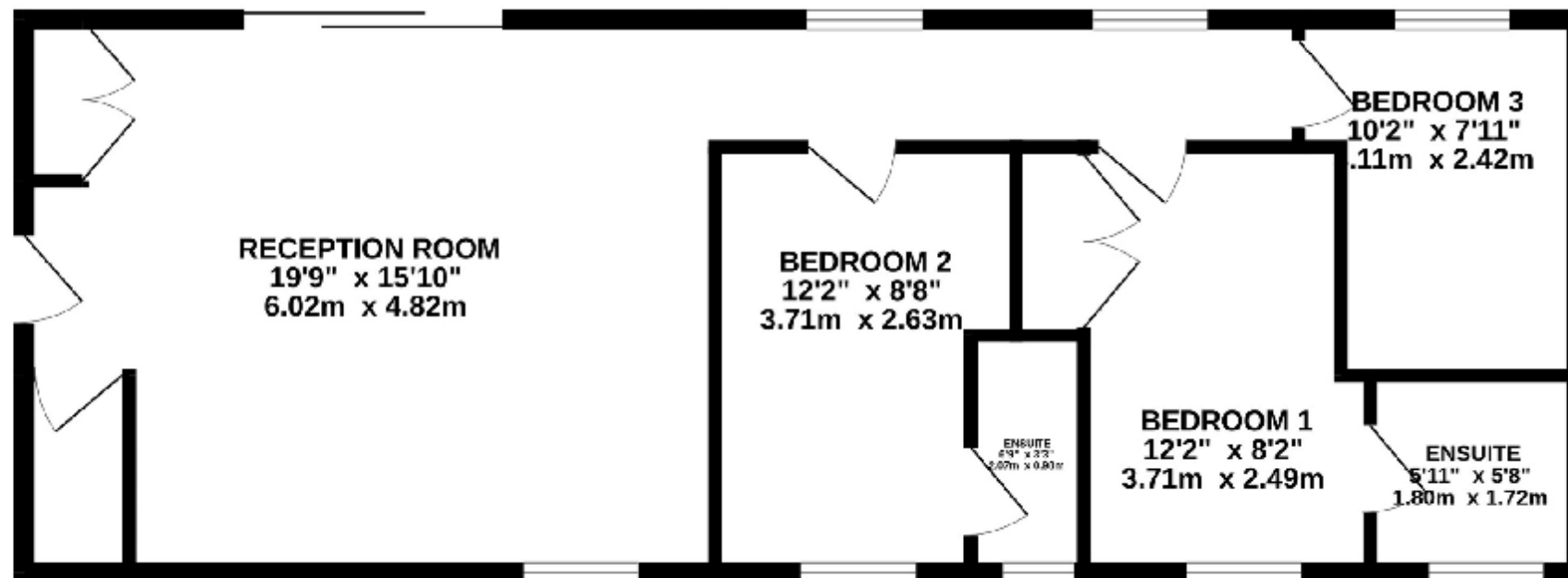
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		





# GROUND FLOOR

702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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