



9 Teddington Gardens, Gloucester – GL4 6RL
£365,000

Farr & Farr Sales & Lettings

9 Teddington Gardens

Gloucester, GL4 6RL

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Teddington Gardens is a substantial and extended three bedroom semi detached home offering generous and versatile accommodation, together with ample off-road parking and a particularly good sized, established rear garden. Whilst the property would now benefit from some updating, it provides an excellent opportunity for a purchaser to modernise and create a superb family home.

A spacious and extended three bedroom semi-detached home offering excellent potential for modernisation. The accommodation comprises an entrance hall, generous front sitting room, extended living/dining room overlooking the garden, fitted kitchen, utility area and ground floor shower room.

Upstairs are three good sized bedrooms and a family bathroom.

Outside, there is ample off-road parking to the front, while to the rear is a particularly generous and established garden with lawn, mature planting, apple and pear trees, covered patio, shed, greenhouse and additional outbuilding





Entrance Porch

Tiled floor. Double glazed windows.

Entrance Hall

Accessed via upvc double glazed door. Radiator. Storage cupboard. Stairs to first floor. Circular feature window.

Sitting Room

14' 11" x 10' 11" (4.54m x 3.34m)
Double glazed bay window. Feature fireplace with decorative surround. Radiator. Dado rails. Ceiling rose.

Lounge/Diner

22' 5" x 11' 11" (6.84m x 3.64m)
Feature fireplace with wood effect surround. Marble effect hearth and inset gas fire. Radiator. Fitted shelving. Dado rails. Ceiling rose. Double glazed sliding doors to garden. Double glazed window.

Shower Room

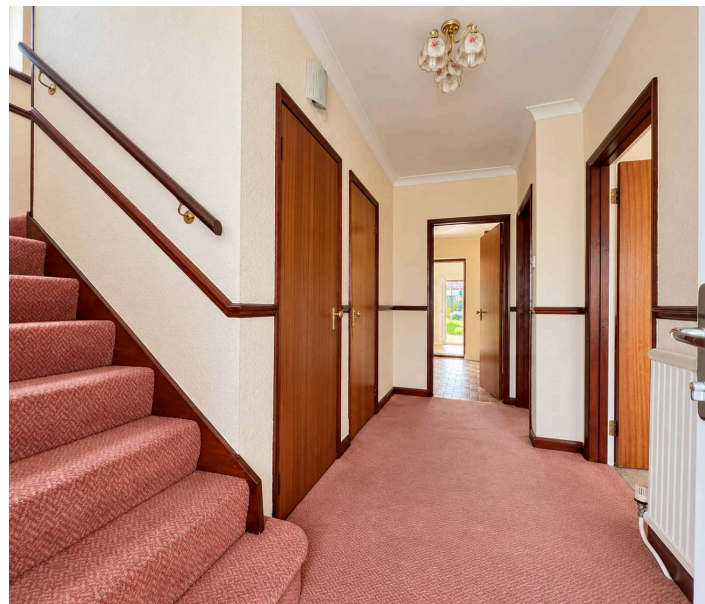
Modern shower room with a large glazed shower enclosure. Wash hand basin with vanity storage. Low level WC. Stainless steel heated towel rail. Fully tiled walls. Double glazed window. Tiled floor.

Kitchen

9' 3" x 12' 1" (2.81m x 3.68m)
A well proportioned kitchen fitted with a range of timber wall and base units. Integrated double oven & grill. Four ring electric hob. Inset 1.5 sink and drainer. Part tiled splashbacks. Double glazed window. Tiled floor. Radiator.

Utility

8' 5" x 6' 9" (2.56m x 2.07m)
Base units with worktops and cuboards below. Plumbing for washing machine. Double glazed windows. Double glazed door to garden.





Landing

Double glazed window. Good sized storage cupboard with rail. Airing cupboard housing the boiler. Access to the loft.

Bedroom 1

15' 0" x 9' 5" (4.57m x 2.88m)

Double glazed bay window. Radiator. Fitted wardrobes. Sink.

Bedroom 2

12' 10" x 10' 5" (3.92m x 3.17m)

Double glazed window to rear aspect. Radiator. Fitted wardrobes. Sink.

Bedroom 3

9' 3" x 11' 4" (2.82m x 3.46m)

Double glazed window to rear aspect. Radiator. Sink with cupboards below.

Bathroom

Panelled bath. Sink. Low level WC. Part tiled walls. Double glazed window. Radiator.

Garage

17' 1" x 9' 1" (5.21m x 2.78m)



GARDEN

A generous and established rear garden, predominantly laid to lawn with well-stocked shrub and rose borders, together with mature apple and pear trees. A covered patio area provides a useful space for outdoor seating and entertaining. The garden also benefits from a substantial timber shed, greenhouse and a further small outbuilding positioned towards the bottom of the garden.

DRIVEWAY

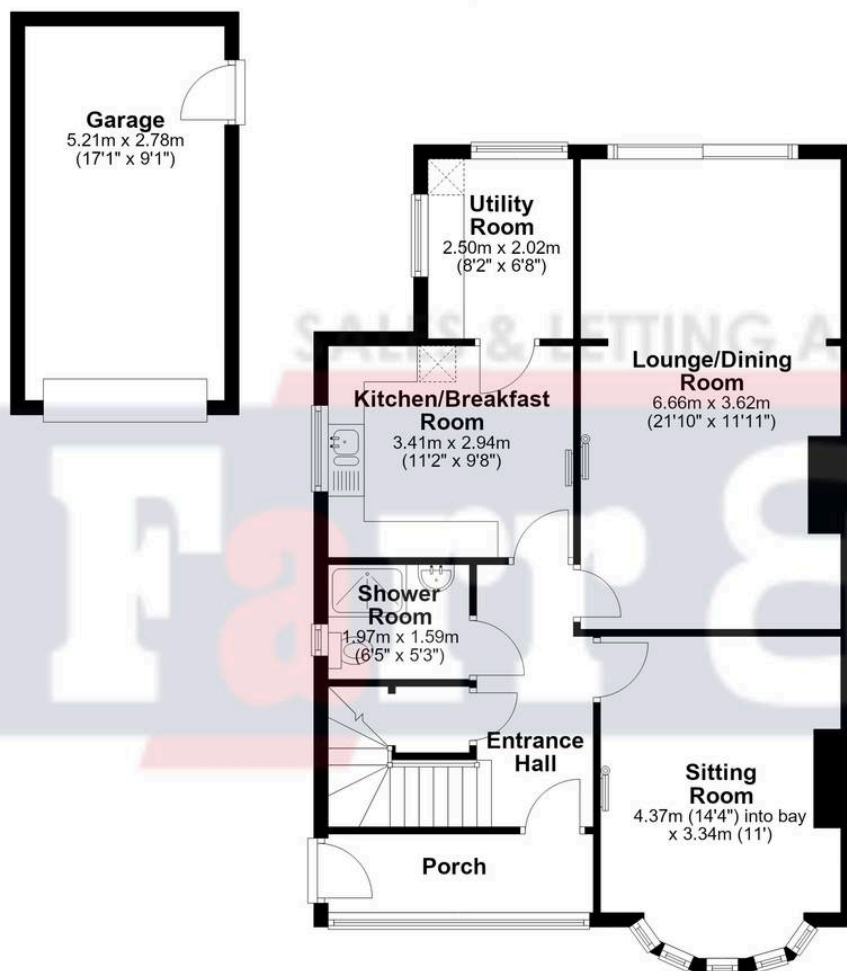
6 Parking Spaces

Parking for multiple cars.



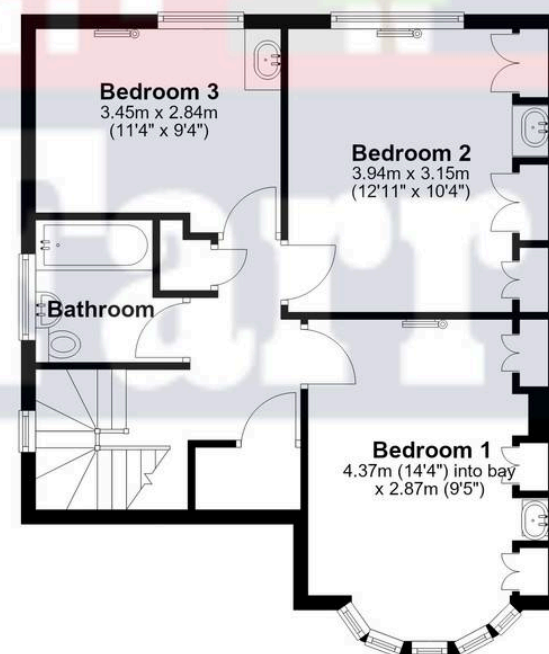
Ground Floor

Approx. 72.3 sq. metres (778.4 sq. feet)
(excluding Garage)



First Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



Total area: approx. 125.3 sq. metres (1348.2 sq. feet)

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