



9 Bewick House, Gloucester – GL1 3HW
£234,950

Farr & Farr Sales & Lettings

9 Bewick House

Gloucester

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.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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EPC Environmental Impact Rating:

- OPEN PLAN LIVING/DINING/KITCHEN
- THREE BEDROOMS
- SIBERIAN LARCH TIMBER
- GAS CENTRAL HEATING
- DELIGHTFUL LAWNED MATURE WALLED GARDENS
- DRESSING ROOM/BEDROOM THREE
- DOUBLE GLAZING
- ALLOCATED PARKING
- TWO ENSUITES





LOUNGE/KITCHEN/DINER

Dimensions: 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 door 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

Dimensions: 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

Dimensions: 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

Dimensions: 9' 5" x 7' 8" (2.87m x 2.34m). Three double wardrobe cupboards. Radiator. TV point.



GARDEN

Large private rear garden with paved terrace, laid predominantly to lawns with fruit trees. Enclosed by walling.

ALLOCATED PARKING

1 Parking Space

Allocated parking with paved path beside the wall to side gardens with path and gravel detail opening to main gardens.





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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