



1 Belgrove Terrace, Gloucester – GL1 4UZ
£147,500

Farr & Farr Sales & Lettings

1 Belgrove Terrace

Gloucester

A VICTORIAN END TOWNHOUSE IN A QUIET POSITION
WITH GARDENS AND CONCEALED PARKING

Belgrove Terrace is one of ten properties situated at the end of Brook Street in this convenient part of Gloucester. All the city centre's facilities including the Docks, Cathedral and Parks are within walking distance.

Number 1 offers good sized two bedroom accommodation with gas heating and double glazing and has the additional benefit of a rear garden with double gates and concealed parking. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- DOWNSTAIRS BATHROOM
- DINING ROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SITTING ROOM
- ENCLOSED REAR GARDENS WITH DOUBLE GATES AND PARKING
- TWO BEDROOMS
- KITCHEN





SITTING ROOM

Dimensions: 12' 1" x 10' 4" (3.68m x 3.15m). Double radiator. Meter cupboards. Staircase to landing.

DINING ROOM

Dimensions: 12' 0" x 10' 4" (3.65m x 3.15m). Double radiator. Understairs cupboard with radiator. Arch to:-

KITCHEN

Dimensions: 13' 8" x 5' 8" (4.16m x 1.73m). Single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Radiator. Space for fridge and freezer. Worcester gas fired central heating boiler. UPVC double door to garden.

BATHROOM

Panelled bath with mixer taps and shower attachment with tiled splashback. Pedestal wash hand basin. Low-level WC. Radiator. Vinyl floor.

FIRST FLOOR

LANDING

BEDROOM 1

Dimensions: 12' 0" x 10' 4" (3.65m x 3.15m). Double radiator. Wardrobe cupboard.

BEDROOM 2

Dimensions: 12' 0" x 10' 5" (3.65m x 3.17m). Double radiator.

EXTERIOR

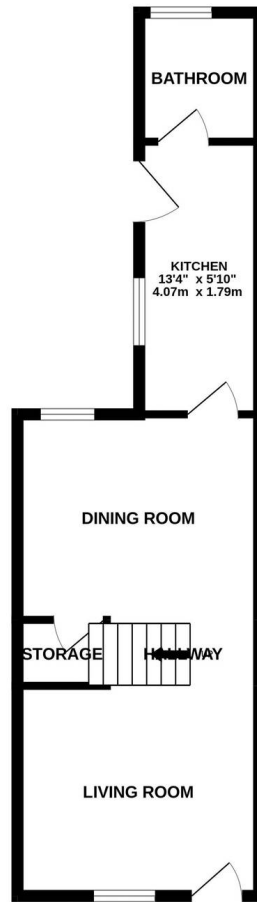
Rear gardens. Laid to paving with parking and double gates to the rear.

AGENTS NOTE

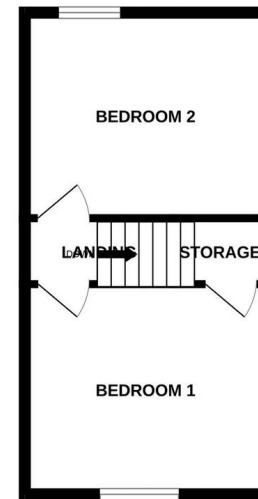
EPC: D-56 COUNCIL TAX: A



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.6 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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