



81 Deans Way, Gloucester – GL1 2QA
£320,000

Farr & Farr Sales & Lettings

81 Deans Way

Gloucester, Gloucester

A very well-presented **SEMI-DETACHED EDWARDIAN HOUSE** situated in a popular residential road close to the city.

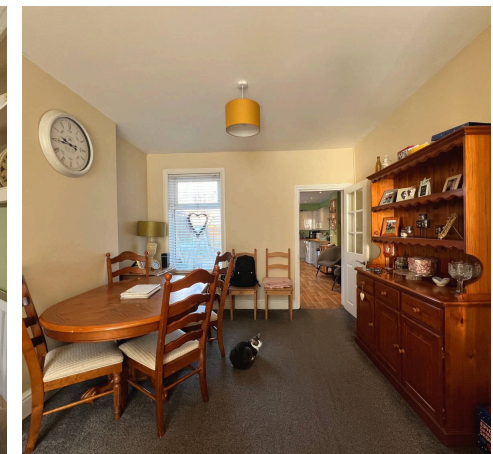
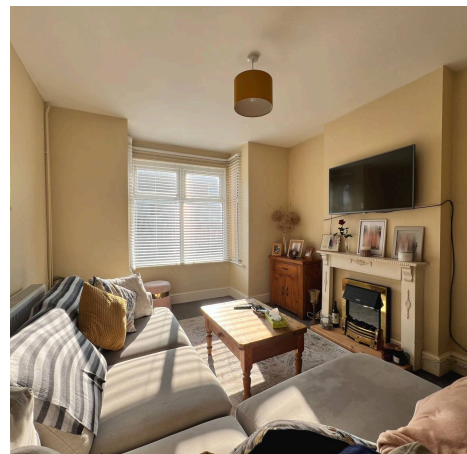
This home offers delightful, well-planned and practical family accommodation, including a spacious open-plan lounge/diner ideal for both everyday living and entertaining. There are three bedrooms, together with a kitchen, bathroom and a convenient cloakroom installed under the stairs. The property benefits from gas central heating throughout and double glazing.

Externally, there is a brick pavia driveway to the front providing parking for one car, along with a shared driveway with gates leading to a generous 90-foot garden, with further potential to purchase additional garden land if desired.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





ENTRANCE PORCH

UPVC double glazed front door with bevelled glass and leaded light detail to :

ENTRANCE HALL

Decorative arch. Corniced ceilings. Mosaic tiled floor. Radiator. Staircase to landing.

LOUNGE/DINER

28' 8" x 11' 0" (8.74m x 3.35m)

Double radiator. Deep bay window to the front. Window overlooking the garden. Half glazed door to :

KITCHEN/BREAKFAST ROOM

21' 0" x 9' 1" (6.40m x 2.77m)

Breakfast Area : Double radiator. Flank window. Opening to :
 Kitchen Area : Comprehensively fitted with inset one and a half bowl single drainer stainless steel sink unit with mixer taps and cupboards below. Wall and base units with worktops. Built-in dishwasher. Stainless steel fronted oven with four ring hob, glazed back plate and stainless steel cooker hood. Plumbing for washing machine. Inset ceiling spotlights. UPVC double glazed door to rear.

BEDROOM 1

14' 7" x 11' 9" (4.45m x 3.58m)

Double radiator. Two windows to the front. TV point.

BEDROOM 2

12' 6" x 8' 10" (3.81m x 2.69m)

Radiator. Victorian cast-iron fireplace.

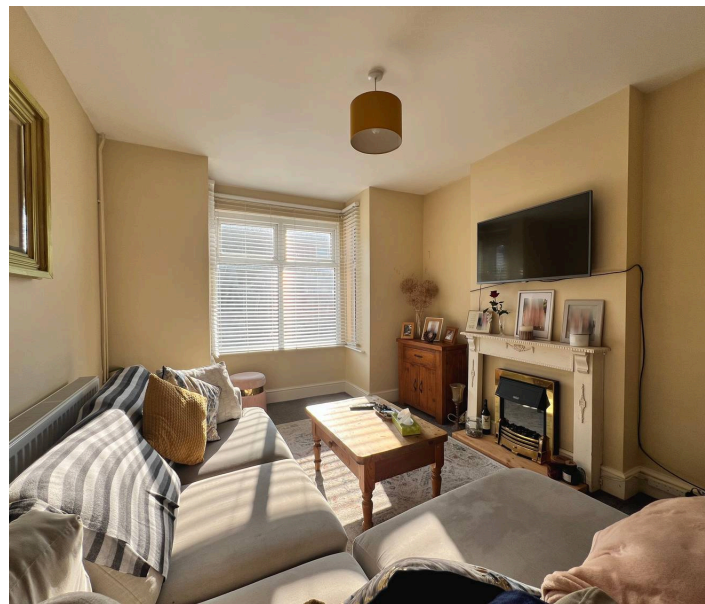
BEDROOM 3

13' 1" x 9' 0" (3.99m x 2.74m)

Radiator. Victorian cast-iron fireplace. Gas fired central heating boiler.

BATHROOM

White suite of panelled bath with mixer taps. Shower attachment and glazed screen. Vanity unit with wash hand basin and cupboards below. Low-level WC. Fully tiled walls. Vinyl floor. Vertical heated towel rail / radiator in stainless steel.



Garden

FRONT GARDENS : Laid predominantly to brick paving with parking for one car and wide shared side access to :

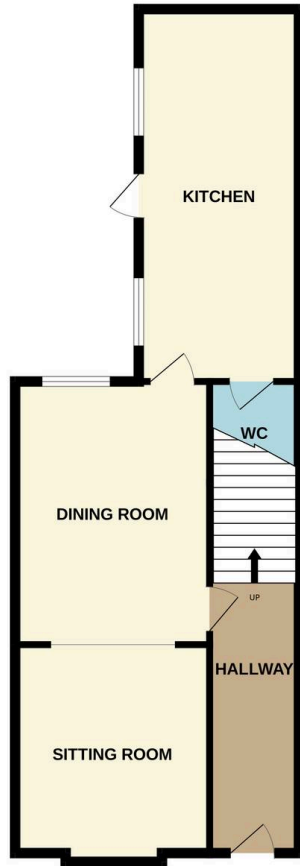
REAR GARDENS : Westerly backing approximately 90ft in length with potential to purchase further land. Area of terrace and low wall with gate. Lawns enclosed by close boarded fencing. Garden shed. Greenhouse. Outside carriage lights and tap.

OFF STREET

1 Parking Space



GROUND FLOOR



1ST FLOOR



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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