



39 Arthur Street, Gloucester – GL1 1QY

In Excess of £280,000

Farr & Farr Sales & Lettings

39 Arthur Street

Gloucester, GL1 1QY

A SUBSTANTIAL END TERRACE DOUBLE FRONTED PERIOD PROPERTY IN A CONVENIENT EDGE OF CITY CENTRE POSITION

Number 39 is situated in a highly convenient but surprisingly quiet position very close to all of the city centre's facilities.

The property is a delightful period family home full of character that offers highly spacious and adaptable accommodation. All three bedrooms are doubles, there is room for a fourth on the landing and to the ground floor, three receptions and a kitchen. Additionally there is a dry cellar and to the exterior, unusually for the area, concealed parking for two cars and a large garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- THREE GOOD BEDROOMS
- LAUNDRY/STUDY
- SEPARATE SHOWER
- SITTING ROOM
- DINING ROOM
- UTILITY
- BREAKFAST ROOM
- KITCHEN
- BATHROOM
- CELLAR
- TWO USEFUL ATTICS
- GAS HEATING AND HOT WATER ON DEMAND
- GOOD SIZED GARAGE
- OFF ROAD PARKING FOR TWO CARS
- COURTYARD GARDEN





HALL

Half Glazed front door to:-

ENTRANCE HALL

Lovely turning staircase to landing. Sealed Victorian wood floor with underfloor heating. Access to cellar below stairs. Arch to the kitchen

DINING ROOM

13' 9" x 13' 9" (4.19m x 4.19m)

Double glazed Bay window to the front. Original floor sanded and sealed in 2010. High-level shelving on 2 sides. Part panelled walls. Ornate corniced ceiling and ceiling rose. Double radiator.

SITTING ROOM

13' 10" x 12' 10" (4.22m x 3.91m)

Sealed Victorian wood floor with underfloor heating. Double glazed Bay windows to the front. Ornate corniced ceiling and central ceiling rose. Lovely fully functional cast iron and tiled fireplace (open) and shelving to one side. TV point. Wide Arch to Breakfast Room.

BREAKFAST ROOM

Sealed Victorian strip floor with underfloor heating. Panelled walls and ceiling. Double glazed window to the side. Wide square arch to Kitchen.

KITCHEN

8' 7" x 13' 0" (2.62m x 3.96m)

Sealed Victorian wood floor with underfloor heating. Stainless steel sink unit with shelving below. Gas point for Range that is included in sale. Plumbed in dishwasher included in sale. Vaillant gas fired central heating boiler and hot on demand hot water. Space for large fridge/freezer. UPVC double glazed doors to side and to rear. Double glazed window to rear.





CELLAR

13' 6" x 13' 6" (4.12m x 4.12m)

Light and power. Tiled floor. Part tiled walls.

FIRST FLOOR

LAUNDRY AREA

Painted Victorian wood floor Plumbing for washing machine. Would be ideal use as a small study area.

BEDROOM 1

13' 11" x 12' 9" (4.24m x 3.88m)

Painted Victorian wood floor with underfloor heating. Double glazed window to front. Hatch and folding ladder to attic.

BEDROOM 3

13' 8" x 9' 7" (4.17m x 2.92m)

Sealed Victorian wood floor. Double glazed window to front. Double radiator. Corniced ceiling. Mirror fronted wardrobe.

LANDING

Painted Victorian wood floor with underfloor heating.

BEDROOM 2

19' 3" x 10' 4" (5.87m x 3.15m)

Painted Victorian wood floor with underfloor heating. Access to second loft with folding ladder. Double glazed window to rear.

LOFT ONE

Boarded and panelled for clean storage.

LOFT TWO

Boarded with Velux window. Timber retractable ladder and light.

BATHROOM

Fully equipped bathroom with toilet, shower, handbasin and bath. Double glazed window to rear. Radiator/heated towel rail. Tiled floor.



FRONT GARDEN

GARDEN

To the side there are double gates to a parking area with small terrace. Outside tap and security lighting.

REAR GARDEN

Private and paved. Outside lighting and small store.

GARAGE

Single Garage

17'8 x 13'7. With electric roll up door.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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