



284 Innsworth Lane, Gloucester – GL3 1ED

Fixed Price £287,500

Farr & Farr Sales & Lettings

284 Innsworth Lane

Gloucester, GL3 1ED

A SPACIOUS SEMI DETACHED HOUSE IN A POPULAR AND SEMI HIDDEN POSITION

Number 284 is situated in a small private road separated from Innsworth Lane in this highly desirable part of Gloucester. Good local shopping, excellent schooling, Gloucester Cheltenham and the M5 motorway are all within an easy reach.

The property has been very well maintained in the current ownership and offers spacious and light accommodation. All three bedrooms are a good size, there are two reception rooms and a well fitted kitchen. To the exterior there is parking to the front, useful outbuildings and good size South backing private rear gardens.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- THREE GOOD BEDROOMS
- BATHROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- SOUTH BACKING ENCLOSED GARDEN





PITCHED STORM PORCH

UPVC double glazed front door to:-

HALL

Staircase to landing. Radiator. Understairs cupboard.

SITTING ROOM

13' 0" x 12' 10" (3.96m x 3.91m)

Timber fireplace with pebble effect fire. Boxed radiator. TV point.

DINING ROOM

10' 3" x 9' 4" (3.12m x 2.85m)

Tiled floor. Radiator.

KITCHEN

10' 2" x 9' 6" (3.10m x 2.90m)

Inset one and a half bowl single drainer sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Tiled floor. Built-in oven with four ring electric induction hob and cooker hood. Plumbing for washing machine. Double radiator. Part tiled walls. Ideal gas fired central heating boiler. UPVC double glazed door to side passage with door to the front. Brick built store and small workshop with power and light.

LANDING Access to loft with retractable ladder. Airing cupboard with radiator and shelving.

BEDROOM 1

11' 10" x 10' 7" (3.61m x 3.23m)

Radiator. Double wardrobe cupboard.

BEDROOM 2

10' 0" x 10' 7" (3.05m x 3.23m)

Radiator. Wardrobe cupboard.

BEDROOM 3

8' 6" x 8' 4" (2.59m x 2.54m)

Radiator. Overstairs store cupboard.



BATHROOM

Panelled bath with Triton electric shower and tiled splashback. Vanity unit with wash hand basin and cupboards below. Vinyl floor. Radiator. Separate WC with low-level WC. Vinyl floor.

Front Garden

Laid predominantly to gravel with parking and path to front door.

Rear Garden

Of a good size being wide and South backing with paved terrace and path. Lawns with flower and shrub beds. All enclosed by close boarded fencing.



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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