



9 Waverley Road, Gloucester – GL2 0SZ
£385,000

Farr & Farr Sales & Lettings

9 Waverley Road

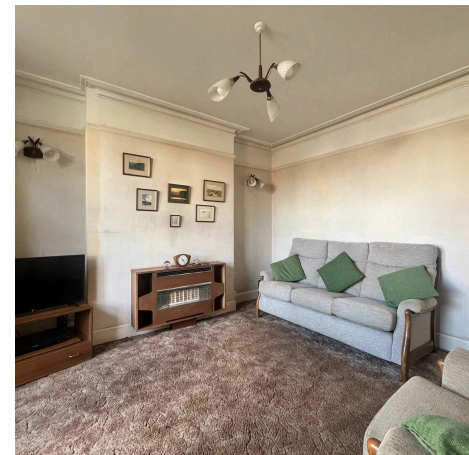
Gloucester, GL2 0SZ

A WELL POSITIONED BAY FRONTED EDWARDIAN SEMI DETACHED HOUSE IN A CONVENIENT AND QUIET CUL DE SAC

The property offers good sized accommodation with 3 double bedrooms, upstairs bathroom, and to the ground floor there is a recently fitted kitchen/breakfast room, sitting room, and dining room that could be used as a fourth bedroom with downstairs shower room. Additionally it is double glazed, gas centrally heated throughout and to the exterior are good sized enclosed rear gardens.

Waverley Road is a delightful small residential road situated between Lonsdale and Bradford Road in this very popular part of Longlevens. Some of the most sought after schools are within walking distance and good local shopping is close by and access to Cheltenham and the M5 is a short drive.

- 3/4 BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- SQUARE BAY FRONTED
- SITTING ROOM
- RECENTLY FITTED KITCHEN
- BEAUTIFULLY MAINTAINED GARDENS
- KITCHEN/BREAKFAST ROOM
- CLOSE TO GOOD SCHOOLS





Porch

Accessed via wooden glazed door.

Entrance Hall

Accessed via wood glazed front door. Beautiful original tiled flooring. Radiator. Understairs cupboard.

Kitchen/Breakfast Room

20' 1" x 9' 11" (6.13m x 3.02m)

Recently fitted kitchen with a range of wall and base units with cupboards and drawers below. Four ring electric hob with extractor fan. Built in eye level double oven. Space for fridge/freezer. Stainless steel sink and drainer. Space for dishwasher. Plumbing for washing machine. Vaillant boiler. Vinyl floor. Radiator. Double glazed window to side aspect. Double glazed French doors to garden.

Sitting Room

14' 6" x 11' 11" (4.42m x 3.63m)

Double glazed bay to front. Radiator. Picture rails. Wall lights.

Dining Room/Bedroom 4

10' 0" x 12' 0" (3.06m x 3.66m)

Radiator. Picture rails. Food hatch. Arch with door to side access and shower room.

Shower Room

A recently well fitted and modern walk in shower with waterfall shower and handheld shower attachment. Low level W.C. Vanity wash handbasin. Light up vanity mirror. Double glazed window. Stainless steel heated towel rail. Vinyl floor. Extractor fan.



First floor landing

Cupboard with shelving. Access to loft.

Bedroom 1

14' 6" x 15' 6" (4.42m x 4.73m)

Double glazed square bay window. Picture rails. Radiator.

Bedroom 2

12' 0" x 10' 1" (3.67m x 3.07m)

Radiator. Double glazed window to rear aspect. Picture rails. Exposed wooden floor.

Bedroom 3

13' 0" x 10' 0" (3.95m x 3.04m)

Radiator. Double glazed window to rear aspect. Picture rails. Exposed wood flooring. Ceiling spotlights.

Bathroom

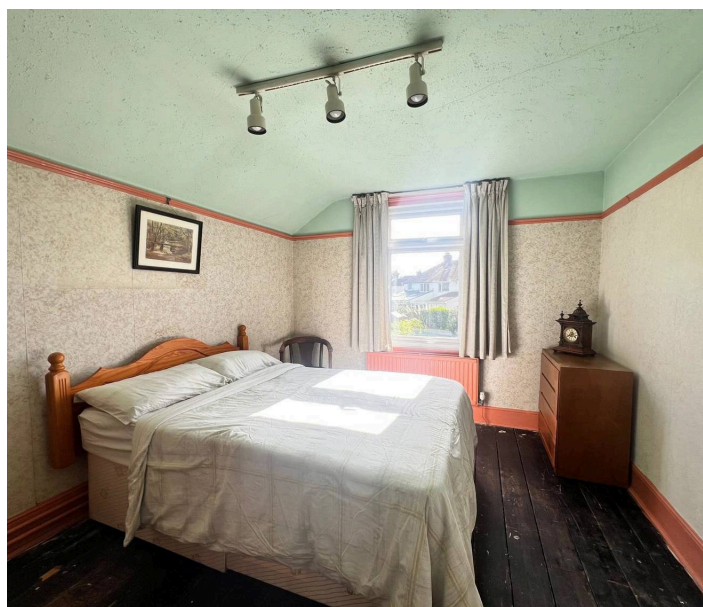
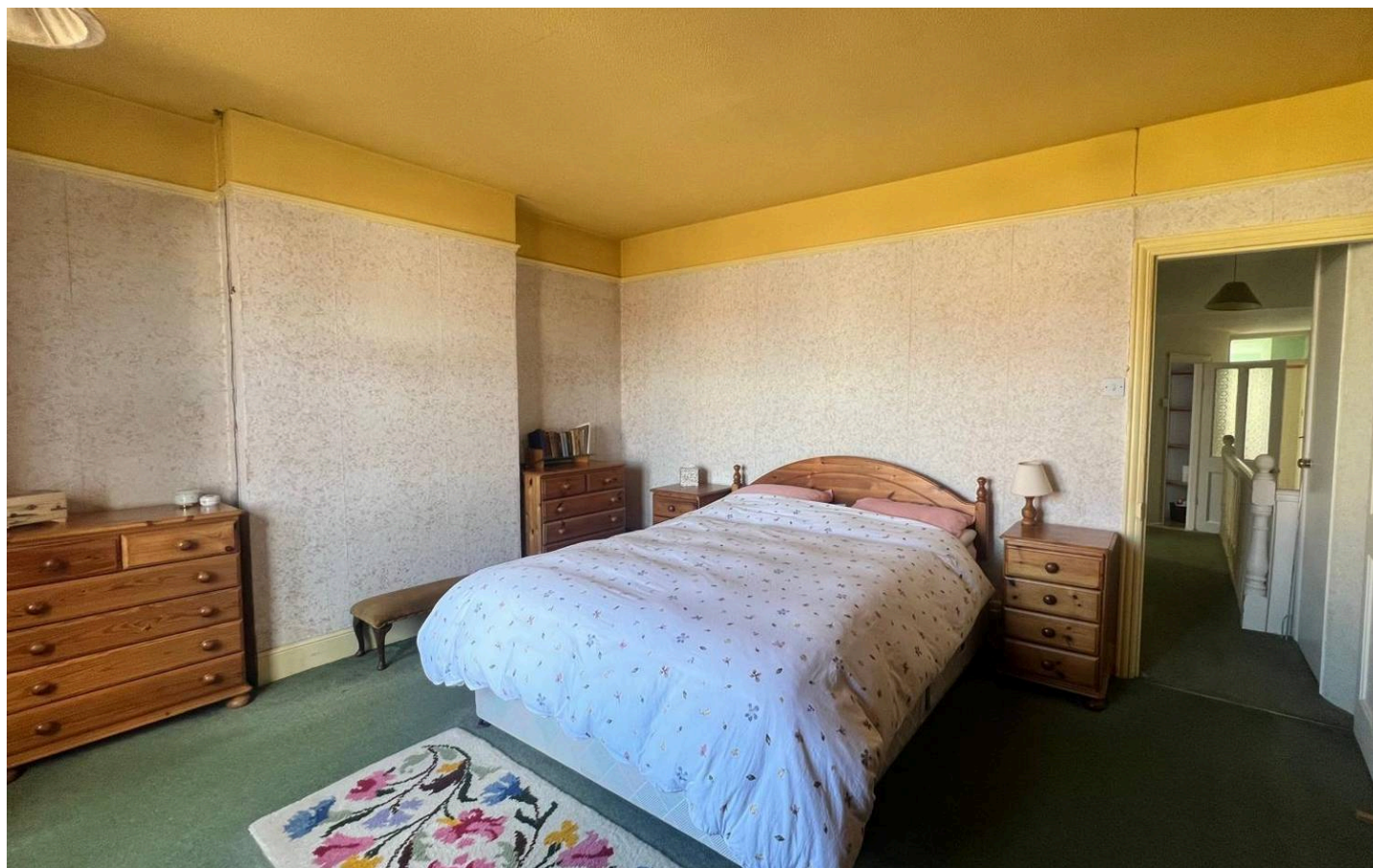
Fully tiled shower with sliding door. Low level W.C. Pedestal wash hand basin. Heated towel rail. Double glazed window. Corner shelving unit. Vinyl floor.

Rear Garden

Beautifully maintained gardens predominantly laid to lawn, shrub bed borders with mature trees and hedging. Terraced area with large planter. Gated side access. Outside tap. Natural pond. Garden shed.

Front Garden

Mature hedging to front with path leading to front door. Area of gravel with flower borders. Path to gated side access.





Ground Floor
Approx. 65.1 sq. metres (700.2 sq. feet)



First Floor
Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 121.8 sq. metres (1310.6 sq. feet)

Farr & Farr

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