



15 Ladysmith Road, Gloucester, Gloucestershire, GL1 5EP

£250,000

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**Farr & Farr** Sales Lettings 

**15 Ladysmith Road, Gloucester,  
Gloucestershire, GL1 5EP**

**£250,000**

**A CHARMING TWO BEDROOM EDWARDIAN  
PROPERTY IN A POPULAR RESIDENTIAL ROAD**

Number 15 has been beautifully maintained and upgraded in its current ownership, offering period features & versatile accommodation throughout. The property comprises of two bedrooms & large bathroom to the first floor, and to the ground floor a beautiful dining room with fireplace, living space with log burner & kitchen with utility area. To the exterior you will find landscaped gardens with side access, log store and boiler room, along with garden shed for further storage. The property also benefits from gas central heating and double glazing throughout.

Ladysmith Road is a popular residential road situated off the Seymour and Stroud Road just over a mile to the south of Gloucester City centre. Excellent local shopping and good schools are within walking distance & the Quays and Docklands are within very easy reach.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

**ENTRANCE**

Accessed via double glazed front door. Original tiled floor. Dado rail. Radiator.

**DINING ROOM 10' 4" x 11' 11" (3.15m x 3.63m)**

Fireplace with surround. Double glazed window. Picture rails. Coved ceiling. Radiator.

**LIVING ROOM 10' 9" x 11' 8" (3.28m x 3.55m)**

Log burner with surround. Double glazed window. Radiator. Under stairs storage cupboard/pantry. Coved ceiling. Walnut wood flooring.

**KITCHEN 15' 10" x 8' 0" (4.82m x 2.43m)**

Comprehensively fitted shaker style kitchen with wall and base units. Wood worktops. Integrated fridge. Double glazed window. Tiled floor. Space for range cooker.

**UTILITY AREA**

Plumbing for washing machine & dishwasher. Space for tumble dryer. Belfast sink and stainless steel mixer tap. Wall panelling with shelf. Double glazed window. Double glazed door to garden. Tiled floor. Radiator.

**FIRST FLOOR LANDING**

Access to loft.

**BEDROOM 1 13' 9" x 11' 9" (4.20m x 3.59m)**

Double glazed window. Radiator. Cast iron feature fireplace.

**BEDROOM 2 11' 8" x 8' 8" (3.55m x 2.65m)**

Double glazed window. Radiator. Cast iron feature fireplace. Picture rails.

**BATHROOM 9' 11" x 8' 0" (3.01m x 2.45m)**

Panelled bath with overhead shower. Tiled wall. Pedestal wash hand basin with splashback. Low level w.c. Double glazed window. Stainless steel heated towel rail. Vinyl floor.

**GARDEN**

Patio area with path leading to shed. Area of lawn with flowerbed borders. Raised gravelled flower bed with mature shrubs & trees. Boiler shed with shelving, power & lighting. Wood shed. Side access.

**AGENTS NOTE**

COUNCIL TAX: B

EPC: E-49

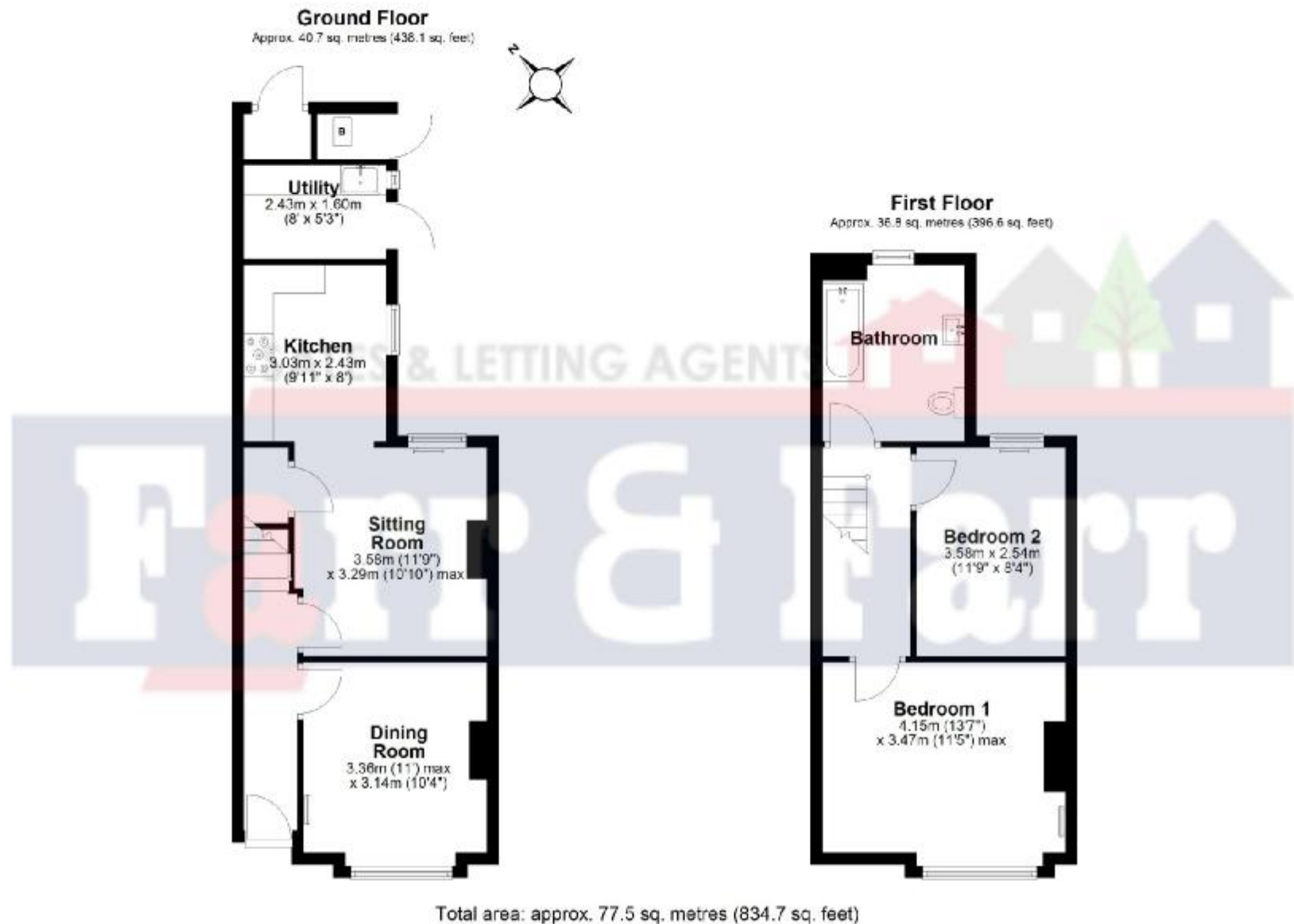
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		











These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

#### City Centre

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@  
fairandfair.co.uk

#### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
fairandfair.co.uk

#### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 360444  
✉ longlevens@  
fairandfair.co.uk

#### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@  
fairandfair.co.uk