

ESTATE AGENTS



Farr & Farr

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PRICE: £375,000

REF: LG24115/JF

**15 SANDHURST ROAD
KINGSHOLM
GLOUCESTER
GL1 2SE**



**A SUBSTANTIAL LATE VICTORIAN THREE STOREY SEMI
DETACHED FAMILY HOME IN A VERY POPULAR AND
CONVENIENT POSITION WITH NO ONWARD CHAIN**

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15 SANDHURST ROAD, GLOUCESTER

Sandhurst Road is a popular and small residential road situated off the Kingsholm Road approximately ½ mile to the north of Gloucester City centre. Some of the areas best schools are within walking distance and local shopping is close by, the beautiful Cathedral and Docklands development are both within easy reach.

Number 15 has been beautifully maintained, altered and improved in the current ownership and offers good sized family accommodation over 3 floors. There are 4 bedrooms, although 1 is currently used as a study and gives access to bedroom 3. There are 2 good reception rooms as well as a large kitchen/breakfast room, a shower room and a full bathroom. To the exterior is ample parking to the side, a detached garage, a self contained utility/annex and lovely maturely landscaped Westerly backing rear gardens.

**THREE/FOUR BEDROOMS (STUDY/BEDROOM FOUR): BATHROOM:
SHOWER ROOM: SITTING ROOM: DINING ROOM: LARGE
KITCHEN/BREAKFAST ROOM: SELF CONTAINED ANNEXE/HOME OFFICE
WITH UTILITY ROOM AND CLOAKROOM: GAS CENTRAL HEATING: DOUBLE
GLAZING: OFF ROAD PARKING FOR TWO/THREE CARS: DETACHED
GARAGE: WESTERLY BACKING BEAUTIFULLY LANDSCAPED MATURE
GARDENS:**

ENTRANCE PORCH:

Upvc double glazed front door and lovely quarry tiled floor. Half glazed door to:-

ENTRANCE HALL:

Coloured quarry tiled floor. Dado rail. Coved ceiling. Radiator. Staircase to landing with understairs storage.

SITTING ROOM: 14'8 x 11'9.

Lovely Italian limestone fireplace with coal effect gas fire. Two radiators. Coved ceiling. Central heating rose. Square bay window to the front. Bevelled glazed folding doors to:-



DINING ROOM: 11'10 x 9'9.

Radiator. Double glazed patio doors to garden.



KITCHEN: 17'2 x 8'6.

Comprehensively fitted with inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Double radiator. Gas point. Plumbing for dishwasher. Space for table. Understairs cupboard/pantry. Hardwood glazed door to garden.





FIRST FLOOR:

LANDING:

Dado rail. Staircase to second floor.



BEDROOM 1: 13' x 11'.

Two windows to the front. Two double radiators. Telephone point. Two wall light points. Complete range of wardrobe cupboards with sliding doors.



BEDROOM 2: 11'10 x 9'.

Radiator. Wardrobe cupboard. Built in shelving.



BATHROOM:

White suite of panelled bath with Mira electric shower and glazed folding screen. Vanity unit with wash hand basin and cupboards below. Low level W.C with concealed cistern. Fully tiled walls. Vinyl floor. Extractor fan. Vertical heated radiator/towel rail.

**SHOWER ROOM:**

Large corner shower with stainless steel controls and glazed semi circular sliding doors. Vanity unit with wash hand basin and cupboards below. Low level W.C. Fully tiled walls. Vinyl floor. Large vertical radiator/towel rail. Linen cupboard with central heating time clocks. Inset ceiling spotlights. Extractor fan.



SECOND FLOOR:

LANDING:

BEDROOM 4: 14'8 x 11'.

Dormer window to the rear with views. Double radiator. Store cupboards. Built in dresser with shelving above. Telephone point. Access to loft. Door to:-



BEDROOM 3: 14' x 11'2.

Victorian cast iron fireplace. Double radiator. Window to the front.



EXTERIOR:

Front gardens with brick pavia driveway and hedges with shrubs. Path to front door. Double gates to concealed parking. Good area of terrace. Path to rear gardens.

LARGE GARAGE:**REAR ANNEXE:****UTILITY ROOM: 5'6 x 10'6.**

Inset single drainer sink unit with cupboards below. Plumbing for washing machine and space for dryer. Cupboards. High level shelving. Radiator. Spotlights.

STORE ROOM: 5'6 x 6'.

Windows overlooking the garden. High level storage and shelving.

CLOAKROOM:

Low level W.C. Radiator. Vinyl floor. Extractor fan. Shelving.

Rear gardens are Westerly backing and very private, beautifully and maturely landscaped with an abundance of mixed shrubs, bushes and mature trees. Outside light. Security lighting. Timber summerhouse facing South. Small pond with rockery. Path to second area of garden predominantly used for vegetables with raised beds. Paths and storage areas. Walling to the rear.







EPC: TBC



AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT