

ESTATE AGENTS



# Farr & Farr

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**PRICE: OIEO £190,000**

**REF: LG24253/KD**

**77 RYECROFT STREET  
GLOUCESTER  
GL1 4NA**



**A SPACIOUS SEMI DETACHED HOME IN NEED OF COMPLETE  
REFURBISHMENT**

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Gloucester GL1 3AA  
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✉ office@  
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Gloucester GL3 3RT  
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125 Cheltenham Road  
Gloucester GL2 0JQ  
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✉ longlevens@  
farr-farr.co.uk

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
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✉ churchdown@  
farr-farr.co.uk

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298  
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## **77 RYECROFT STREET, GLOUCESTER**

A three storey Victorian semi-detached family house in need of complete renovation. Located in a convenient position very close to Gloucester city centre. All facilities are in walking distance.

**NO ONWARD CHAIN; SEMI DETACHED; FOUR BEDROOMS; SITTING ROOM;  
DINING ROOM; KITCHEN; BATHROOM; UTILITY; BASEMENT; LARGE REAR  
GARDEN; RENOVATION PROJECT**

### **ENTRANCE HALL:**

Upvc doubled glazed door. Entrance porch. Single glazed door. Staircase to landing. Access to basement.

### **LIVING ROOM: 14' x 11'6**

Single glazed bay window. Gas fireplace. Consumer unit. Exposed floorboards. Coving. Ceiling light with ceiling rose.



**DINING ROOM: 15'3 x 11'9**

Gas fireplace. Built in shelving unit and storage cupboard. Strip light.



**KITCHEN: 10'5 x 5'8**

Stainless steel sink with double drainer. Wall and base units. Gas cooker. Strip light. Vinyl flooring.



**UTILITY: 15'0 X 4'**

Plumbing for washing machine. Toilet. Tiled flooring. Double glazed window to the garden.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM 1: 15'2 x 11'9**

Electric fireplace. Built in wardrobe. Single glazed window to rear aspect. Ceiling light.



**BEDROOM 2: 15'3 x 12'**

Electric fireplace. Two single glazed windows. Ceiling light.





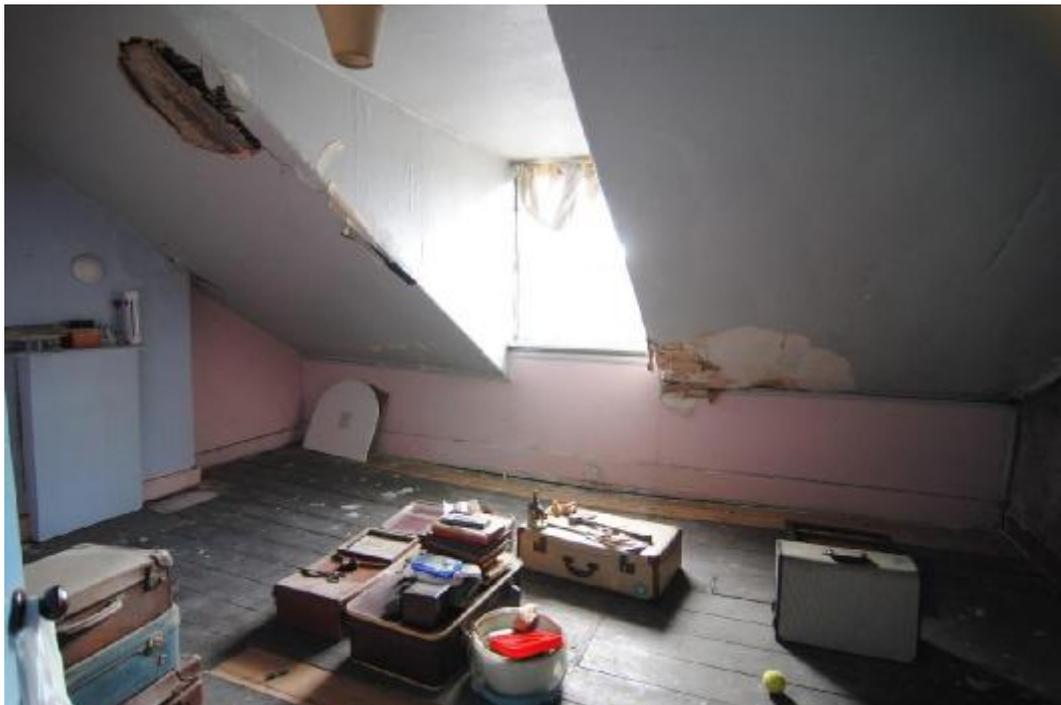
**SECOND FLOOR:**

**LANDING:**

Storage cabinet.

**BEDROOM 3: 12' x 15'**

Exposed floorboards. Single glazed window.



**BEDROOM 4: 8'9 X 12'**

Exposed floorboards. Single glazed window to the rear aspect.



**ENSUITE: 5'9 x 7'4**



**BATHROOM: 7'4 x 5'9**

Boiler. Pedestal wash hand basin. Bath with overhead shower attachment. Vinyl flooring. Ceiling light.



**EXTERIOR:**

Front gardens with low wall. Iron Gate. Path to front door.

**REAR GARDENS:**

North Easterly backing and of a very good size. Predominantly laid to lawn.

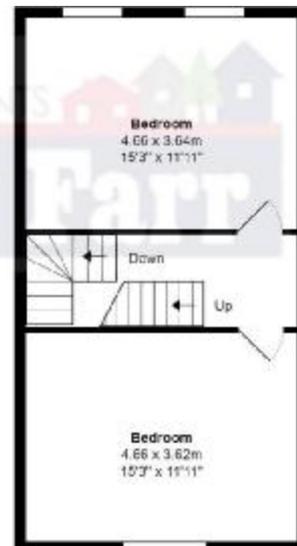
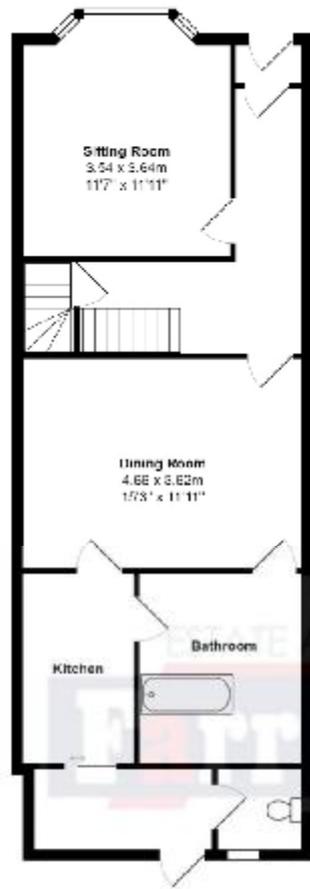




**EPC: TBC**

**AGENTS NOTE:  
All room sizes are approximate**

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**



Approx Total Area: 151.2 m<sup>2</sup> ... 1628 ft<sup>2</sup>

Drawn by: [www.grousestarenergyadvisors.co.uk](http://www.grousestarenergyadvisors.co.uk)  
 This plan is for layout guidance only. No claim to scale, unless stated.  
 Windows and door openings are approximate.  
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 omissions, please check all dimensions, shapes and  
 compare bearings before making any decisions based upon this plan.