



81 Deans Way, Gloucester, Gloucestershire, GL1 2QA

£320,000

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Farr & Farr Sales Lettings 

**81 Deans Way, Gloucester,
Gloucestershire, GL1 2QA**

£320,000

A very well-presented SEMI-DETACHED EDWARDIAN HOUSE situated in a popular residential road close to the city.

This home offers delightful, well-planned and practical family accommodation, including a spacious open-plan lounge/diner ideal for both everyday living and entertaining. There are three bedrooms, together with a kitchen, bathroom and a convenient cloakroom installed under the stairs. The property benefits from gas central heating throughout and double glazing. Externally, there is a brick pavia driveway to the front providing parking for one car, along with a shared driveway with gates leading to a generous 90-foot garden, with further potential to purchase additional garden land if desired.

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Entrance Porch

UPVC double glazed front door with bevelled glass and leaded light detail to :

Entrance Hall

Decorative arch. Corniced ceilings. Mosaic tiled floor. Radiator. Staircase to landing.

Lounge/Diner 26' 8" x 11' 0" (8.12m x 3.35m)

Double radiator. Deep bay window to the front. Window overlooking the garden. Half glazed door to :

Kitchen/Breakfast Room 21' 0" x 9' 1" (6.40m x 2.77m)

Breakfast Area : Double radiator. Flank window. Opening to : Kitchen Area : Comprehensively fitted with inset one and a half bowl single drainer stainless steel sink unit with mixer taps and cupboards below. Wall and base units with worktops. Built-in dishwasher. Stainless steel fronted oven with four ring hob, glazed back plate and stainless steel cooker hood. Plumbing for washing machine. Inset ceiling spotlights. UPVC double glazed door to rear.

First Floor Landing

Access to loft.

Bedroom 1 14' 7" x 11' 9" (4.44m x 3.58m)

Double radiator. Two windows to the front. TV point.

Bedroom 2 12' 6" x 8' 10" (3.81m x 2.69m)

Radiator. Victorian cast-iron fireplace.

Bedroom 3 13' 1" x 9' 0" (3.98m x 2.74m)

Radiator. Victorian cast-iron fireplace. Gas fired central heating boiler.

Bathroom

White suite of panelled bath with mixer taps. Shower attachment and glazed screen. Vanity unit with wash hand basin and cupboards below. Low-level WC. Fully tiled walls. Vinyl floor. Vertical heated towel rail / radiator in stainless steel.

Exterior

FRONT GARDENS : Laid predominantly to brick paving with parking for one car and wide shared side access to

REAR GARDENS : Westerly backing approximately 90ft in length with potential to purchase further land. Area of terrace and low wall with gate. Lawns enclosed by close boarded fencing. Garden shed. Greenhouse. Outside carriage lights and tap.

Agents Note:

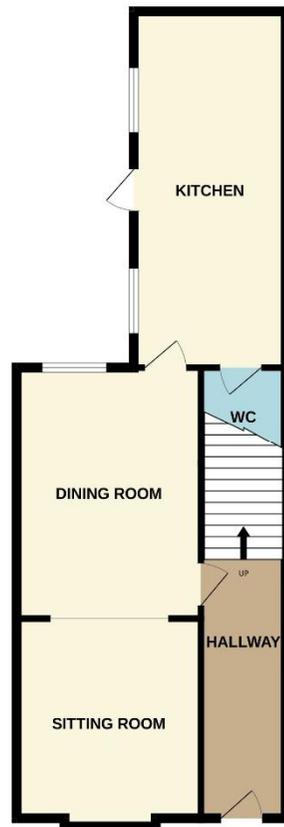
Council Tax: C

EPC: E-49

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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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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.

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