

ESTATE AGENTS



# Farr & Farr

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**PRICE: £210,000**

**REF: LG24022/JF**

**7 DEANS WALK  
KINGSHOLM  
GLOUCESTER  
GL1 2PX**



**A GOOD SIZED EDWARDIAN END TOWNHOUSE IN A POPULAR  
AND VERY CONVENIENT POSITION**

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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  
☎ 01452 380444  
✉ longlevens@  
farr-farr.co.uk

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421  
✉ churchdown@  
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**Lettings:**

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Gloucester GL2 0JQ  
☎ 01452 238298  
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## **7 DEANS WALK, KINGSHOLM, GLOUCESTER**

Deans Walk is a popular residential road situated on the Northern edge of Gloucester's City centre. All facilities are within walking distance including the Cathedral and exciting Dockland development and rugby.

**TWO BEDROOMS: UPSTAIRS BATHROOM: SITTING ROOM: DINING ROOM:  
KITCHEN: GAS CENTRAL HEATING: DOUBLE GLAZING: LARGE WESTERLY  
BACKING GARDENS. PEDESTRIAN REAR ACCESS:**

### **ENTRANCE PORCH:**

Upvc double glazed door to:

### **ENTRANCE HALL:**

Radiator. Tiled floors. Staircase to landing.

### **LOUNGE/DINING ROOM: 25'2 x 10'4.**

Two radiators. Coved ceiling. Square bay window. T.V. point.



### **KITCHEN: 15'5 x 9'.**

Inset single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units. Worktops. Built in oven and four ring gas hob. Vinyl tiled floor. Understairs cupboard. Radiator. Upvc double glazed door to garden.



**FIRST FLOOR:**

**LANDING:**

Access to loft. Linen cupboard.

**BEDROOM 1: 13' x 9'.**

Victorian cast iron fireplace. Two wardrobes. Double radiator. Two windows.



**BEDROOM 2: 12'2 x 8'6.**

Victorian cast iron fireplace. Radiator. Wardrobe cupboard. T.V point.



**BATHROOM:**

Panelled bath. Pedestal wash hand basin. Low level W.C. Fully tiled shower cubicle. Radiator. Vinyl tiled floor. Gas fired central heating boiler.



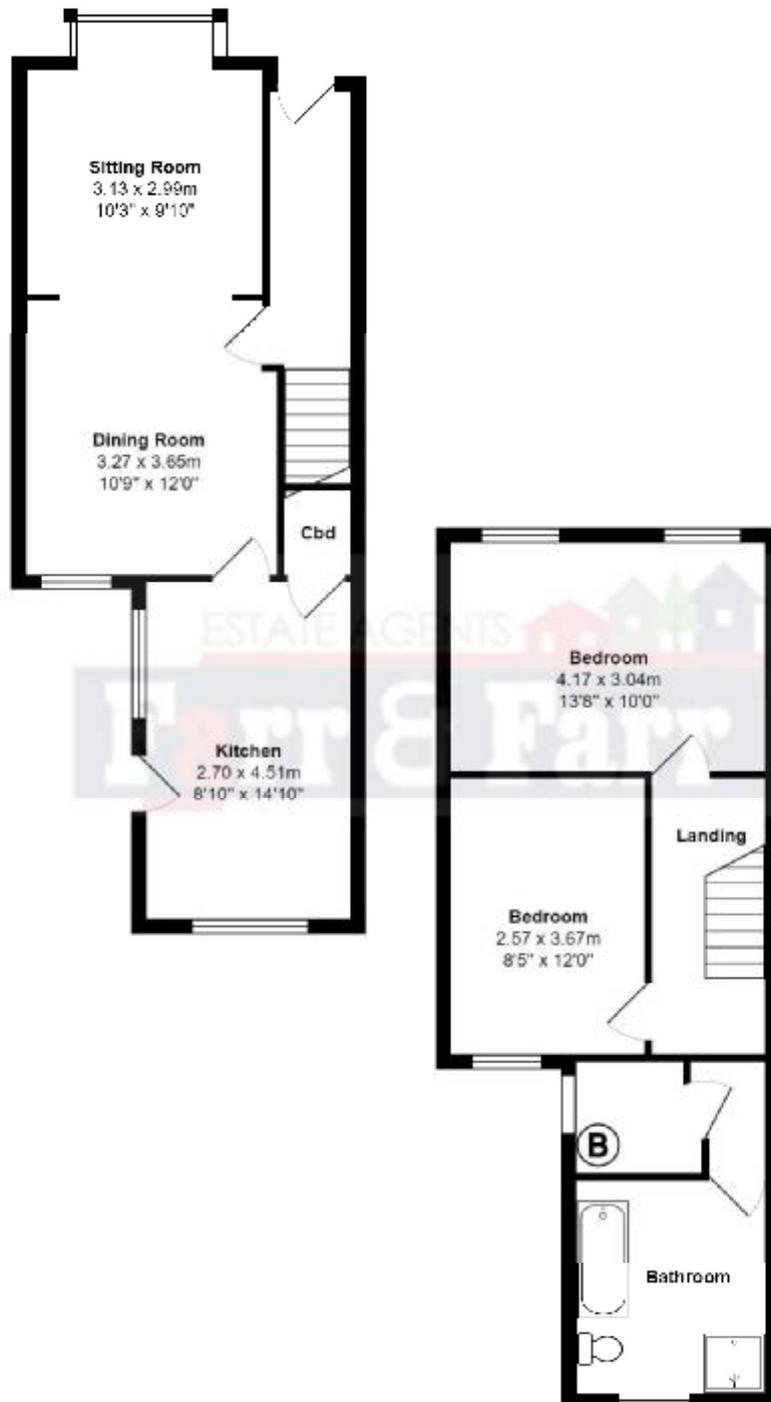
**EXTERIOR:**

Front gardens with path to front door. Side access to:-

Rear gardens of a very good size, predominantly paved to gravel and terrace with path. Enclosed by close boarded fencing and walling. Outside light and tap. Pedestrian rear access.



**EPC: E-51**



**7 Deans Walk, Gloucester, GL1 2PX**

Approx Total Area: 81.8 m<sup>2</sup> ... 881 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk)

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions

cannot accept any responsibility for any errors or

omissions, please check all dimensions, shapes and

compass bearings before making any decisions based upon the plan.

**AGENTS NOTE:**

**All room sizes are approximate**

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**