



49 Sebert Street, Kingsholm, Gloucester, GL1 3BS

£199,950

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**Farr & Farr** Sales  
Lettings 

**49 Sebert Street, Kingsholm,  
Gloucester, Gloucestershire,  
GL1 3BS**

**£199,950**

**A GOOD SIZED SEMI DETACHED HOUSE IN A  
VERY CONVENIENT POSITION OVERLOOKING  
A LARGE AREA OF GREEN**

Sebert Street is a popular residential road situated just off the Kingsholm Road approximately 1/4 mile to the North of Gloucester City centre. All of the areas facilities are within easy reach including the exciting Docklands development and the Cathedral. Good local shopping is close by and access to Cheltenham and the M5 is only a short drive. Number 49 offers good sized two bedroom accommodation with the added advantage of off road parking and large rear gardens.

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

Upvc double glazed front door to:-

#### **ENTRANCE HALL**

Staircase to landing. Door to:-

#### **LOUNGE** 16' 6" x 9' 10" (5.03m x 2.99m)

Stone fireplace. T.V point. Ceiling beams. Upvc double glazed door to rear garden

#### **KITCHEN** 16' 0" x 10' 6" (4.87m x 3.20m)

(Max). Comprehensively fitted with inset single drainer steel sink unit with mixer taps and cupboards below. Wall and base units with worktops. Part tiled walls. Tiled floor. Plumbing for washing machine. Built in dishwasher. Space for fridge. Built in stainless steel and glass fronted oven with four ring electric hob and extractor hood. Inset ceiling spotlights. Window to the front. Upvc double glazed door to rear gardens.

#### **FIRST FLOOR**

##### **LANDING**

Access to loft. Radiator.

#### **BEDROOM 1** 15' 6" x 10' 8" (4.72m x 3.25m)

(Max). Windows to both front and rear. Radiator.

#### **BEDROOM 2** 9' 7" x 8' 2" (2.92m x 2.49m)

Radiator. Window to the front.

#### **BATHROOM**

Panelled bath with stainless steel shower and glazed curved screen. Low level W.C. Vanity unit with wash hand basin and cupboard below. Heated towel rail. Part marbrex walls. Tiled floor. Inset ceiling spotlights.

#### **EXTERIOR**

Front gardens predominantly laid to brick and paving with parking for 1/2 cars. Carriage light. Gated side access to:- Rear gardens of a good size with paved and gravelled terrace. Area of bark and path with lawns to either side. Rose, and shrub beds. Enclosed by fencing to either side and wall to the rear.

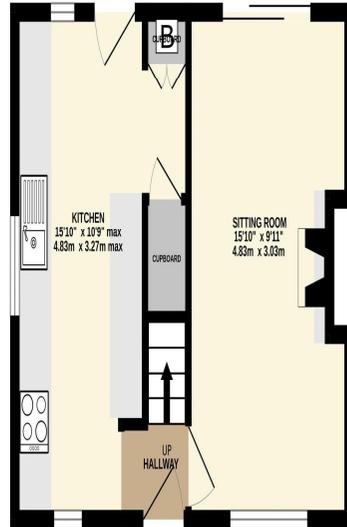
#### **AGENTS NOTE**

COUNCIL TAX: A

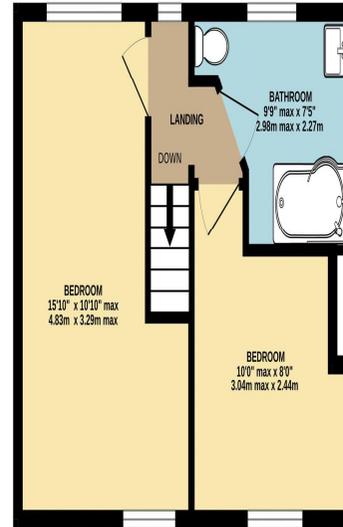
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GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

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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