

ESTATE AGENTS



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PRICE : £475,000

REF : LG22887/JF

**11 BRUNSWICK SQUARE
GLOUCESTER
GL1 1UG**



**A LOVELY PERIOD GRADE II LISTED FAMILY HOME
IN A QUIET POSITION IN GLOUCESTER'S MOST SOUGHT
AFTER SQUARE**

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11 BRUNSWICK SQUARE, GLOUCESTER, GL1 1UG

Number 11, is a lovely end period townhouse situated over 4/5 floors in a quiet position in this very sought after square. Internally there are 6 good double bedrooms with an occasional 7th on the top floor, as well as 2 very useful basement rooms with good height (one with access to the garden), as well as a formal sitting-room and well fitted kitchen. It is heated by gas and to the rear are attractive courtyard gardens.

Brunswick Square, is Gloucester's most prestigious period square on the southern edge of the city centre, close to all facilities and within walking distance of the very successful and recent Docklands development.

**6 / 7 BEDROOMS; LARGE ATTIC / BEDROOM 7; SITTING ROOM;
KITCHEN / BREAKFAST ROOM; 3 BATHROOMS; CLOAKROOM;
STUDY / STORE ROOM; SECOND KITCHEN / UTILITY;
2 USEFUL FULL HEIGHT BASEMENT ROOMS (ONE WITH ACCESS TO
THE GARDEN); OFF ROAD PARKING TO THE FRONT;
COURTYARD GARDENS WITH PEDESTRIAN ACCESS TO THE REAR**

Part glazed front door with glazed and leaded light fanlight to :

ENTRANCE HALL :

Staircase to first and lower floors. Corniced ceilings. Double radiator. Oak strip floor. Alarm controls.

SITTING ROOM 16'8 x 11'4. (overlooking the square).

Lovely fireplace. Dado and picture rails. Corniced ceilings. Double radiator. 2 sash windows to the front.



KITCHEN / BREAKFAST ROOM : 13'3 x 10'3.

Very comprehensively fitted with corner inset single one and a half bowl sink unit in stainless steel with mixer taps. Cupboards and drawers below. Wall and base units with granite worktops. Granite breakfast bar. Built in oven and microwave. Spotlights. Stainless steel towel rail/radiator. Four ring Siemens electric hob with stainless steel cooker hood. Built in larder drawers, dishwasher and fridge. Waste disposal unit. Corniced ceilings. Oak flooring.



LOWER GROUND FLOOR :

ROOM 1 : 16'4 x 11'9

Bamboo wood strip floor. Understairs cupboard. 3 wall light points. Radiator. Glazed door to garden and door to :



ROOM 2 : 16'6 x 11'.

Double radiator. Windows to the front. Recess fireplace.



FIRST FLOOR LANDING :

Staircase to second floor.

BEDROOM 1 : 16' x 11'6.

Range of double and single three single wardrobe cupboards. Radiator. 2 large sash windows to the front overlooking the square. Original decorative cornice. Door to:-



EN-SUITE SHOWER ROOM :

Fully tiled shower cubicle with Mira controls. Vanity unit with wash hand basin and cupboards below. Low-level WC. Fully tiled walls. Shelving. Medicine cabinet. Pelmet lighting. Extractor fan.



BATHROOM :

White suite of panelled bath with marbrex splashbacks and stainless steel shower with glazed screen. Pedestal wash hand basin. Low-level WC. Part panel walls. Double radiator. Large window to the rear. Linen/store cupboard. Central heating boiler in cupboard serving the front of the house.



SECOND FLOOR LANDING:

Staircase to third floor.

BEDROOM 2 : 16'6 x 11'7.

2 sash Windows to the front overlooking the square. Double radiator. Picture rails.



BEDROOM 3 : 13' x 10'6.

Double radiator.



THIRD FLOOR :

ATTIC ROOM / OCCASSIONAL BEDROOM 7 : 14'8 x 11'3.

Ceiling beams. Window.
Double radiator. Shelved
store/wardrobe cupboard.



REAR WING :

Approached from the lower hall with its own hall and door to garden. Door to W.C and door to:-

PANTRY:

Fully shelved.

UTILITY/ STORE ROOM : 8'1 x 8'6.

Wood strip floor. Worktops. Glass fronted cupboards above. Store cupboard. Plumbed for washing machine.

SITTING/DINING ROOM: 13'6 x 12'10.

Staircase to first-floor. Radiator. Tiled fireplace. Door to :



SECOND KITCHEN / UTILITY ROOM : 12'6 x 8'.

Stainless steel sink unit set into worktops with drawers below. Plumbing for washing machine. Glass fronted wall cupboards. Double radiator. Second wall mounted gas fired central heating boiler serving the rear of the house. Part tiled walls. Stable door to garden.



FIRST FLOOR LANDING :

BEDROOM 4 : 14'6 x 8'3.

Window to the front and radiator. Corner fireplace.



BEDROOM 5 : 15'4 x 7'8.

Radiator. Picture rails. Window to the side.



BEDROOM 6 : 12'10 x 8' (approximately).

Radiator. Window to the side and rear.



BATHROOM :

White suite of panelled bath with stainless steel shower and screen. 2 walls fully tiled. Wash hand basin. Low-level WC. Radiator. Tiled floor. Airing cupboard with shelving.

EXTERIOR :

FRONT GARDENS :

Stone paved with parking for one car. Flower and shrub beds. Steps to front door.

REAR GARDENS :

Courtyard style with stone and black brick terrace, surrounded by walls and fencing with pedestrian rear access to Old Tram Road.





EPC RATING : E-53

NOTE :

All measurements are approximate



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