

ESTATE AGENTS



Farr & Farr

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PRICE: £239,950

REF : LG24204/JF

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



**A VERY WELL MAINTAINED END OF TERRACE HOUSE IN THIS
VERY POPULAR EDGE OF CITY CENTRE POSITION**

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27 DEANS WALK, KINGSHOLM, GLOUCESTER

Deans Walk is a popular residential road situated on the Northern edge of Gloucester City centre and has all facilities within walking distance and the Cathedral and exciting Quays development at the Docks are all very close by.

Number 27 has been well maintained in the current ownership over many years and offers good sized practical family accommodation with the benefits of 3 bedrooms and 2 reception rooms as well as a well fitted shower room and good sized light kitchen which overlooks the Westerly backing garden

**THREE BEDROOMS: WELL FITTED SHOWER ROOM: SITTING ROOM:
DINING ROOM: GOOD SIZED KITCHEN WHICH OPENS TO AND ADJOINS
WESTERLY BACKING GARDENS: GAS CENTRAL HEATING: UPVC DOUBLE
GLAZING: WESTERLY BACKING PRIVATE REAR GARDENS:**

ENTRANCE PORCH:

Composite double glazed front door to:-

ENTRANCE HALL:

Black, cream and red quarry tiled floor. Cornice ceilings. Wall thermostat.

SITTING ROOM: 12'6 x 10'4.

Lovely original fireplace with cast iron insets and tiled sides (open) with shelving to either side. T.V. point. Meter cupboard. Square bay window to the front. Cornice ceiling. Radiator.



DINING ROOM: 11'8 x 10'6.

Shelved recesses. Double radiator. Cornice ceiling. Picture rail. Wide arch to:-

**KITCHEN: 15'3 x 9'3.**

Very well fitted with inset single drainer stainless steel 1 ½ bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. High quality laminated floor. Plumbing for washing machine. Built in stainless steel glass fronted oven with four ring gas hob and extractor hood. Space for large fridge/freezer. Vaillant gas fired central heating boiler. Window overlooking the garden. Half glazed door to the side. Double radiator. Understairs cupboard.



FIRST FLOOR:

LANDING:

Access to loft. Radiator.

BEDROOM 1: 14' x 10'.

Victorian cast iron fireplace with tiled insets (Open) with cupboard to one side. Radiator. Two windows to the front.



BEDROOM 2: 11'8 x 8'7.

Victorian cast iron fireplace.
Radiator. Window
overlooking the garden.



BEDROOM 3: 8'9 x 7'2 (plus door recess).

Radiator. Window overlooking the garden. Electric panelled heater.

**SHOWER ROOM:**

White suite of corner shower with Mira stainless steel controls. Fully tiled walls and glazed sliding doors. Vanity unit. Wash hand basin with cupboard below. Low level W.C with concealed cistern. Fully tiled walls. Vinyl tiled floor. Vertical heated towel rail/radiator in stainless steel. Spotlights.

EXTERIOR:

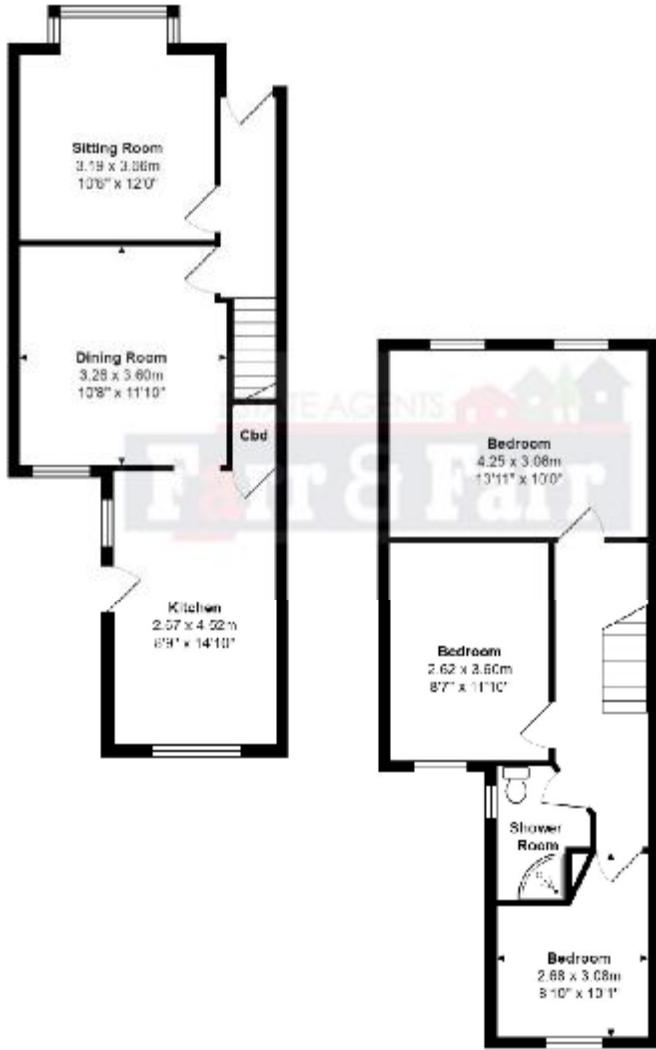
Front gardens with path to front door.

Gated side access to:-

Rear gardens which is Westerly backing with pavia terrace opening to a good area of lawns with mature trees, shrubs and bushes. Timber garden shed.







Approx Total Area: 80.9 m² ... 871 ft²

Drawn by: www.glossysolicitors.co.uk
 This plan is for layout guidance only. Not drawn to scale, or to scale.
 Windows and door openings are approximate.
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 cannot accept any responsibility for any errors or
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 compass bearings before making any decisions based upon this plan.

EPC: D65

AGENTS NOTE: All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT