



1 Belgrove Terrace, Gloucester, GL1 4UZ

Offers in excess of £155,000



Farr & Farr  Sales Lettings 

**1 Belgrove Terrace, Gloucester,
GL1 4UZ**

**Offers in excess of
£155,000**

**A VICTORIAN END TOWNHOUSE IN A QUIET
POSITION WITH GARDENS AND CONCEALED
PARKING**

Belgrove Terrace is one of ten properties situated at the end of Brook Street in this convenient part of Gloucester. All the city centre's facilities including the Docks, Cathedral and Parks are within walking distance.

Number 1 offers good sized two bedroom accommodation with gas heating and double glazing and has the additional benefit of a rear garden with double gates and concealed parking.

www.farrandfarr.co.uk

UPVC double glazed front door to:-

SITTING ROOM 12' 1" x 10' 4" (3.68m x 3.15m)

Double radiator. Meter cupboards. Laminate flooring. Staircase to landing.

DINING ROOM 12' 0" x 10' 4" (3.65m x 3.15m)

Double radiator. Understairs cupboard with radiator. Arch to:-

KITCHEN 13' 8" x 5' 8" (4.16m x 1.73m)

Single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Radiator. Space for fridge and freezer. Worcester gas fired central heating boiler. UPVC double door to garden.

BATHROOM

Panelled bath with mixer taps and shower attachment with tiled splashback. Pedestal wash hand basin. Low-level WC. Radiator. Vinyl floor.

FIRST FLOOR

LANDING

BEDROOM 1 12' 0" x 10' 4" (3.65m x 3.15m)

Double radiator. Wardrobe cupboard.

BEDROOM 2 12' 0" x 10' 5" (3.65m x 3.17m)

Double radiator.

EXTERIOR

Rear gardens. Laid to paving with parking and double gates to the rear.

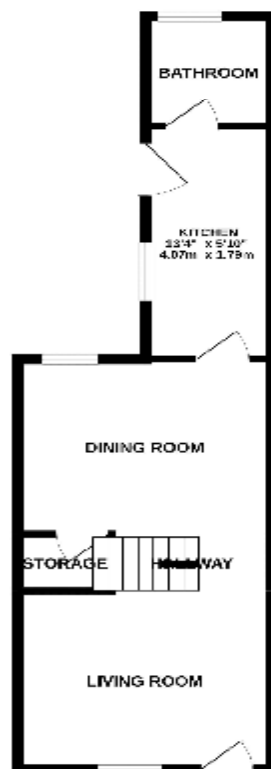
AGENTS NOTE

EPC: D-56 COUNCIL TAX: A

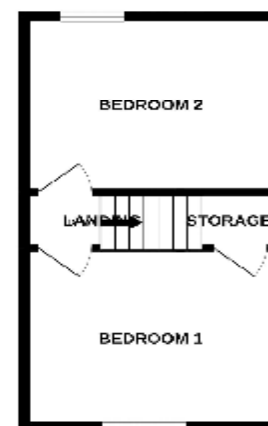
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR PLAN 1
204 sq ft (18.9 sq m) approx.



FLOOR PLAN 2
279 sq ft (25.7 sq m) approx.



FLOOR PLAN 3
204 sq ft (18.9 sq m) approx.

While every effort is made to ensure the accuracy of the information provided, the information is for guidance only. The information is not intended to be a substitute for a professional valuation or survey. The information is provided 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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