



77 Deans Way, Gloucester, GL1 2QA

£370,000

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**Farr & Farr** Sales Lettings 

77 Deans Way, Kingsholm,  
Gloucester, GL1 2QA

**£370,000**

A BEAUTIFULLY MAINTAINED AND EXTENDED  
EDWARDIAN SEMI DETACHED FAMILY  
HOUSE TOGETHER WITH VERY LARGE  
GARDENS AND THE ADDED ADVANTAGE OF  
PARKING FOR TWO CARS AND GARAGE  
SPACE

Deans Way is a very popular and established residential road on the Northern edge of Gloucester City centre. All the City's normal facilities are close by and access to the exciting development of the Docklands and Quays is within walking distance. Some of the most sought after school's are within the vicinity and Cheltenham and the M5 motorway are only a short drive to the East.

Number 77 has been beautifully maintained and upgraded as well as extended to the rear and now offers very complete and well planned family accommodation. It is gas heated throughout with a recent boiler, has double glazing, a larger than average bathroom and a very good size kitchen/breakfast room.

The extension to the rear has a lovely family room which overlooks and adjoins the large private Westerly backing rear gardens. To the side of the property, unusually for the area, are two parking spaces and the possibility of room for a garage.

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

#### ENTRANCE PORCH

UPVC double glazed door to:-

#### ENTRANCE HALL

Lovely mosaic tiled floor. Decorative arch and coving.

#### SITTING ROOM 13' 4" x 10' 9" (4.06m x 3.27m)

Timber fireplace with coal effect gas fire. High-quality flooring. Radiator. Square Bay window. Coved ceiling.

#### DINING ROOM 11' 4" x 12' 6" (3.45m x 3.81m)

Built-in dresser with glass fronted crockery cupboards above and store cupboards below. Radiator. TV point. Window to the rear and arch to:-

#### KITCHEN/BREAKFAST ROOM 20' 9" x 9' 0" (6.32m x 2.74m)

Breakfast area with double radiator. Window to the side and understairs cupboard. Peninsula bar divide to:- Kitchen area, comprehensively fitted with granite topped units in English light Oak with wall and base units. Part tiled walls. Built in Belfast sink with mixer taps. Plumbing for washing machine and dishwasher. Space for 90cm cooking range with extractor hood. Worcester gas fired central heating boiler. Arch to family room. UPVC double door to:-

#### SIDE LOBBY

Tiled floor. UPVC double glazed door to side garden.

#### CLOAKROOM

Low-level WC. Wash hand basin. Tiled floor. Heated towel rail/radiator. Fully marbrex walls.

#### FAMILY ROOM 12' 9" x 10' 9" (3.88m x 3.27m)

High-quality flooring. TV point. Double radiator. Access to small loft. Window to the side. Double UPVC double glazed doors to Westerly backing terrace and garden.

#### FIRST FLOOR

##### LANDING

Coved ceiling.

#### BEDROOM 1 13' 8" x 11' 0" (4.16m x 3.35m)

Two windows to the front radiator. TV point.

#### BEDROOM 2 12' 6" x 8' 8" (3.81m x 2.64m)

Radiator.

#### BEDROOM 3 9' 2" x 8' 10" (2.79m x 2.69m)

(+ deep door recess). Radiator. Triple wardrobe cupboard.

#### BATHROOM

Very well fitted and of a good size with white suite of a panelled bath with mixer taps and shower attachment. Vanity unit with wash hand basin and cupboards below. Low-level WC with concealed cistern and mirrored back. Good size corner shower unit with marbrex walls and double headed stainless steel controls. Inset ceiling spotlights. Fully tiled walls. Vinyl floor. Heated towel rail/radiator.

#### EXTERIOR

**Front** gardens with wall surround and brick paved with wrought iron gate. Parking for two cars to the side with wide gated side access to:-

**Rear** garden. Paved utility area with three timber garden shed. Outside opening onto full width brick pavia and stone terrace with a good area of lawns with step path. Mature trees and bushes including mixed fruit and divide to secondary gardens, again laid to lawns with more fruit trees. Summer house and useful storage or compost area to the rear. A rear gate has direct access to Dean Meadow and Saint Oswald retail park.

#### AGENTS NOTE

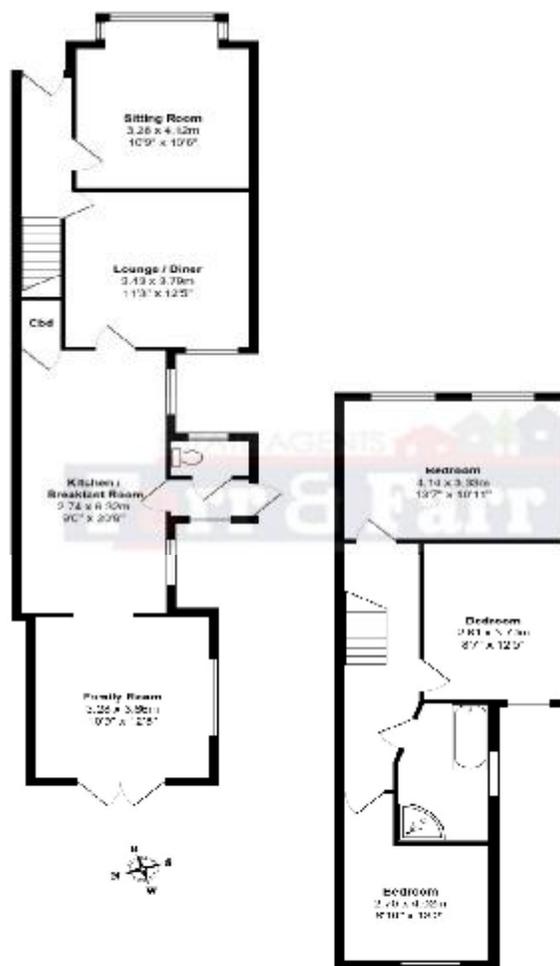
COUNCIL TAX: B

EPC: D-61





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



11 Deane Way, Gloucester, GL1 2QA

Approx Total Area: 113.9m<sup>2</sup> / 1204 sq ft

Property shown on plan is approximate only.  
 Dimensions for land, garden, etc. Not intended to be relied upon.  
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 We do not warrant the accuracy of the information provided on this page. The information is provided for general information only and is not intended to be relied upon for any specific purpose.  
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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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