



10 Amberley Road, Matson, Gloucester, GL4 6BD

£175,000

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**Farr & Farr** Sales  
Lettings 



**10 Amberley Road, Matson,  
Gloucester, GL4 6BD**

**£175,000**

**A LARGE END OF TERRACE HOUSE IN A  
QUIET POSITION BUT IN NEED OF  
REFURBISHMENT**

Amberley Road is a small cul de sac situated approximately 2 miles to Gloucester City centre with all local facilities within easy reach. Number 10 has been in the same family ownership for many years, offers very good sized accommodation but is now in need of general refurbishment.

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**ENTRANCE HALL**

UPVC double glazed front door. Radiator. Staircase to landing. Door to:-

**INNER HALL**

**SITTING ROOM** 11' 9" x 11' 3" (3.58m x 3.43m)

Tiled fireplace with fitted gas fire. Radiator.

**DINING ROOM** 14' 4" x 9' 0" (4.37m x 2.74m)

Double radiator. Understairs cupboard. Door to porch. Meter cupboard. 15 light door to:-

**KITCHEN** 11' 4" x 9' 0" (3.45m x 2.74m)

Inset one and a half bowl single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Gas point. Plumbing for washing machine. Double radiator. Half glazed door to rear lobby with electric heater and shelving. UPVC double glazed door to garden.

**WET ROOM**

Shower, tiled splashback and curtain. Wash hand basin. Low level WC. Electric wall heater.

**FIRST FLOOR**

**LANDING**

Access to loft.

**BEDROOM 1** 12' 2" x 12' 0" (3.71m x 3.65m)

Radiator. Wardrobe cupboard. Airing cupboard with factory lagged cylinder and immersion heater.

**BEDROOM 2** 10' 8" x 9' 0" (3.25m x 2.74m)

Radiator.

**BEDROOM 3** 9' 0" x 7' 8" (2.74m x 2.34m)

Radiator.

**BATHROOM**

Panelled bath with Triton electric shower and tiled splashback. Pedestal wash hand basin. Double radiator.

**SEPARATE W.C**

Low level W.C. Radiator.

**EXTERIOR**

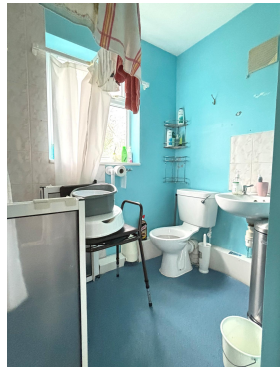
Front gardens laid predominantly to brick paved drive with parking for 3+ cars. Path to front door and side access to:- Rear gardens of a good size, predominantly laid to lawns, but in need of some landscaping with fencing surrounds.

**AGENTS NOTE**

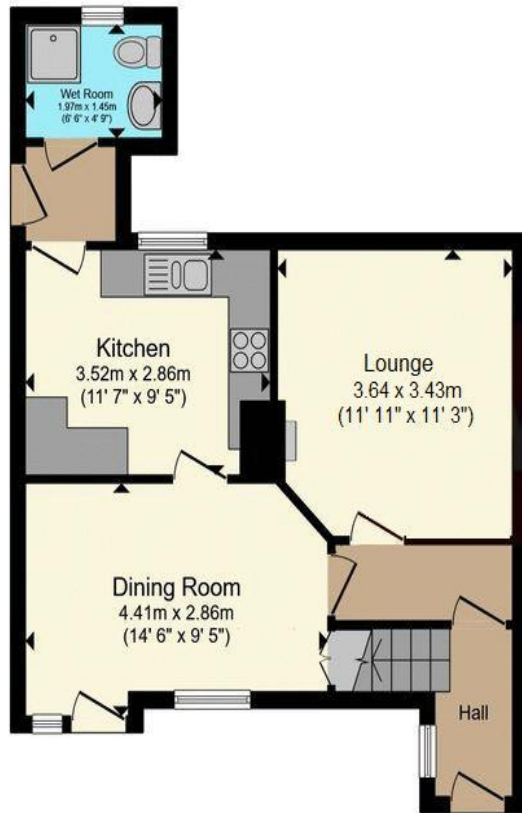
COUNCIL TAX: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

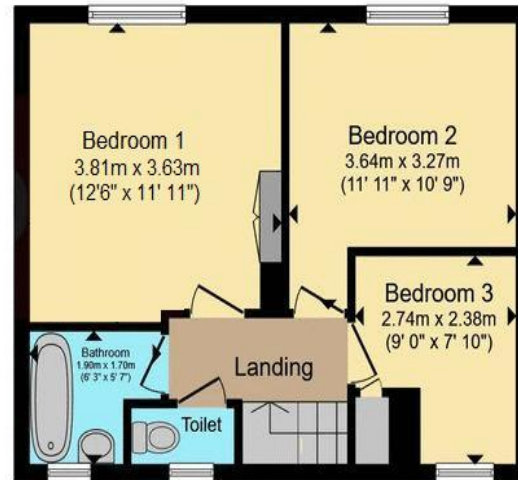








**Ground Floor**



**First Floor**

Total floor area 85.2 sq.m. (917 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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