



291 Barton Street, Gloucester, GL1 4JE

£235,000

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Farr & Farr Sales Lettings

**291 Barton Street, Gloucester,
GL1 4JE**

£235,000

**A DECEPTIVELY LARGE VICTORIAN STYLE
TERRACED HOUSE IN A CONVENIENT
POSITION**

Number 291 has been beautifully looked after in the current ownership over many years and offers surprisingly good size accommodation. All three bedrooms are doubles and there is a good size upstairs bathroom. To the ground floor, a formal sitting room, dining room, kitchen, utility room and ground floor shower room. Many of the period features have been retained including the hall floor, fireplaces to both reception rooms and the original doors internally. Additionally it is gas central heated throughout with a new boiler, UPVC double glazing and to the exterior, landscaped gardens that offer privacy.

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ENTRANCE PORCH

UPVC double glazed front door and original half glazed door with leaded light and coloured glass.

ENTRANCE HALL

Lovely mosaic tiled floor. Decorative arch. Staircase to landing.

SITTING ROOM 13' 8" x 11' 2" (4.16m x 3.40m)

Beautiful fireplace with cast iron insets and tiled detail. Square bay window in UPVC. TV point. Double radiator.

DINING ROOM 14' 0" x 11' 6" (4.26m x 3.50m)

Lovely fireplace with cast-iron insets with tiles. Cupboards and crockery cupboards to one side. Radiator.

KITCHEN 10' 3" x 9' 0" (3.12m x 2.74m)

Inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Tiled floor. Built-in Zanussi oven with four ring gas hob and extractor hood. Space for fridge. Plumbing for dishwasher. Double radiator. Deep understairs store cupboard. Door to:-

SHOWER ROOM

Good size shower cubicle with Triton electric shower with tiled splashback. Vanity unit with wash hand basin. Tiled splashback, mirror and shaver light. Low-level WC. Radiator. Extractor fan.

FIRST FLOOR

LANDING

Decorative arch. Access to loft. Linen cupboard.

BEDROOM 1 14' 8" x 13' 8" (4.47m x 4.16m)

Into Bay. Cast iron fireplace. Double radiator.

BEDROOM 2 10' 2" x 9' 3" (3.10m x 2.82m)

Double radiator. Complete range of wardrobe cupboards with mirrored sliding doors.

BEDROOM 3 10' 2" x 9' 1" (3.10m x 2.77m)

Radiator. Wardrobe cupboard. Recently installed Worcester gas fired central heating boiler.

BATHROOM

Panelled bath with electric shower and fully tiled splashback. Vanity unit with wash hand basin and cupboards below. Low-level WC. Vinyl floor. Radiator.

EXTERIOR

Small front garden with gate and path to the front door.

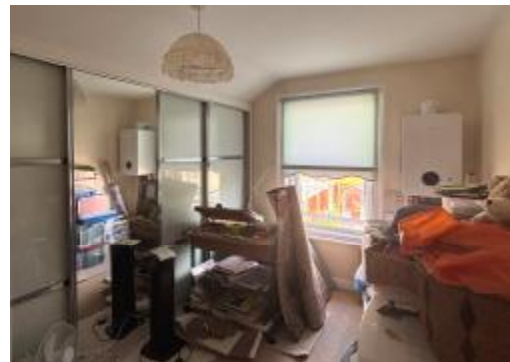
Rear gardens, well landscaped with black brick and paved terrace with raised stone flowerbeds and path. Shrubs and bushes. All enclosed by close boarded fencing. Small timber garden shed. Outside light and tap.

AGENTS NOTE

EPC: D-67

COUNCIL TAX:B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

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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