



6 Ashmore Road, Gloucester, Gloucestershire, GL4 6SY

£347,500

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Farr & Farr Sales
Lettings

**6 Ashmore Road, Gloucester,
Gloucestershire, GL4 6SY**

£347,500

A surprisingly large semi-detached family house in a very popular position that has been significantly extended both to the rear and into the attic to create well balanced accommodation.

Ashmore Road is a very popular and small cul-de-sac situated off Reservoir Road approximately 2 miles to the south of Gloucester city centre. Access to the southern Ring Road and local shopping is within very easy reach.

Number six has been cleverly and imaginatively extended in the current ownership both into the attic and to the rear and now offers delightful well-balanced accommodation with the advantage of four bedrooms, impressive hall and a very well planned open living dining kitchen/breakfast room. To the exterior, there is ample parking to the front, further concealed parking to the side, garage and delightful large rear gardens.

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ENTRANCE HALL

Large matwell. Composite front door (of a very good size). Oak strip floor. Staircase to landing. Double radiator.

SITTING ROOM 12' 9" x 12' 4" (3.88m x 3.76m)

Radiator. Small hole in the wall style fireplace.

OPEN PLAN SITTING/DINING/KITCHEN/BREAKFAST ROOM 16' 2" x 24' 0" (4.92m x 7.31m)

Breakfast area with built-in bench seating with oak tops and space for table. Plumbing for washing machine with worktop above. Understairs cupboard with contemporary towel rail. Kitchen area with fitted large peninsula unit with inset one and a half bowl stainless steel sink with mixer taps set into thick oak worktops and base units. Built-in five ring gas hob and glass cooker hood with tiled back plate. Built-in Hotpoint double oven. Built-in fridge freezer. Ceiling spotlights. Oak flooring. Sitting/Dining area, double radiator. Inset ceiling spotlights and roof lantern. Triple bifold doors to decking and garden.

CLOAKROOM

Wash basin. Low level W.C. Extractor fan. Part tiled walls.

FIRST FLOOR

LANDING

Flank window. Turning staircase to second floor.

BEDROOM 1 12'6 x 10' 0" (3.78m x 3.05m)

Radiator. T.V point.

BEDROOM 2 10'9" x 9' 9" (3.27m x 2.97m)

Radiator.

BEDROOM 3 10' 3" x 6' 0" (3.12m x 1.83m)

Radiator.

BATHROOM

White suite of panelled bath with stainless steel shower, glazed screen and fully tiled splashback. Large vanity unit with drawers below. Low level WC. Stainless steel towel rail. Marble tiled floor. Inset ceiling spotlights. Extractor fan.

SECOND FLOOR

BEDROOM 4 11' 6" x 10' 6" (3.50m x 3.20m)

Deep storage/dressing recess. Access to eaves storage to either side. Two wall light points. Two velux windows. Inset ceiling spotlights.

EXTERIOR

Front gardens with pavia drive with parking for 3+ cars and additional gravel area with wide double gates to an additional area of secure parking. Side tap and light. Rear gardens of a very good size with large area of decking and gravel with steps to one side to lawn. Second area of terrace covered with outside kitchen area and lighting. Good area of lawns. All enclosed by fencing and hedges.

GARAGE

Detached and brick built with up and over door. Light with windows. Opening onto rear gardens.

AGENTS NOTE

COUNCIL TAX: C

EPC: C-73

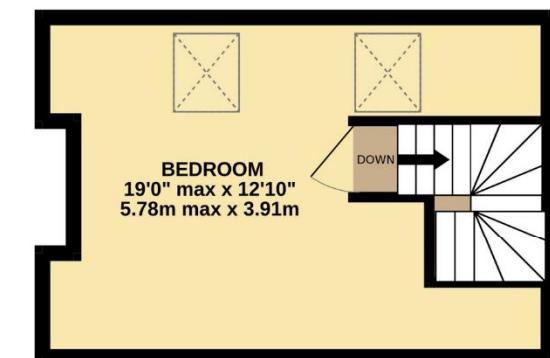
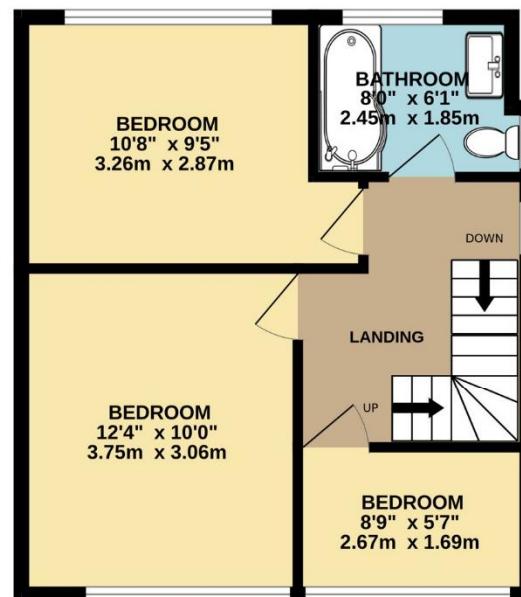




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



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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