



22 Gambier Parry Gardens, Gloucester – GL2 9RD
£465,000

Farr & Farr Sales & Lettings

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Gloucester, GL2 9RD

A VERY WELL MAINTAINED DETACHED FAMILY HOME BUILT APPROXIMATELY 40 YEARS AGO ON THIS HIGHLY DESIRABLE SMALL DEVELOPMENT

Gambier Parry Gardens is a very popular and sought after development of just 102 houses situated less than ½ mile to the north of Gloucester city centre. The exciting Docklands and Cathedral are both within walking distance. Good local shopping is close by and access to Cheltenham is only a short drive.

Number 22, originally built by Bryant Homes in the early 1980's as a "Kestrel " being the second largest style of houses on this development. It is in good condition throughout with the additional benefits of a large utility room to the side and a possible fifth bedroom or study replacing part of the garage and a conservatory to the rear. To the exterior there is unusually parking for five cars to the front a half garage, wide side access and surprisingly private good sized rear gardens.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





ENTRANCE PORCH

UPVC double glazed front door. Inset ceiling spotlights. Quarry tiled floor and UPVC double glaze door to:-

ENTRANCE HALL

High-quality laminate flooring. Radiator. Staircase to landing with understairs cupboard. Inset ceiling spotlights.

CLOAKROOM

Wash hand basin. Low-level WC. Fully tiled walls. Tiled floor. Vertical heated towel rail/radiator in stainless steel.

SITTING ROOM

18' 8" x 12' 2" (5.69m x 3.71m)

Double radiator. Inset ceiling spotlights. TV point. Bay window to the front with built-in blinds. Glazed door to dining room.

DINING ROOM

11' 6" x 10' 2" (3.50m x 3.10m)

High-quality laminate flooring. Double radiator. Part panelled walls. Inset ceiling spotlights. Door to kitchen. UPVC double glazed doors to:-

CONSERVATORY

10' 8" x 10' 0" (3.25m x 3.05m)

White aluminium. Polished tiled floor. Wall light points. Double glazed French doors to terrace and garden.

KITCHEN

15' 0" x 9' 7" (4.57m x 2.92m)

Very well fitted in a contemporary style with inset one and a half bowl sink unit with mixer taps set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. High-quality flooring. Built-in high-level double oven with five ring gas hob, glazed back plate and stainless steel cooker hood. Built-in dishwasher. Space for fridge/freezer. Breakfast area. Double radiator. Inset ceiling spotlights.





UTILITY ROOM

12' 5" x 8' 3" (3.79m x 2.52m)

Inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Tiled floor. Built-in washing machine and dryer. Radiator. Inset ceiling spotlights. Window to the side. UPVC double glazed door the rear and door to:-

STUDY/BEDROOM 5

12' 1" x 8' 3" (3.68m x 2.52m)

High-quality laminate flooring. Radiator. Inset ceiling spotlights. Window to the side.

LANDING

Flank window. Inset ceiling spotlights.

BEDROOM 1

11' 0" x 10' 6" (3.35m x 3.20m)

Inset ceiling spotlights. Radiator. Triple wardrobe cupboards with sliding doors (one mirrored).

ENSUITE

Shower cubicle with Mira controls and glazed screen. Pedestal wash hand basin. Low-level WC. Fully tiled walls. Tiled floor. Heated towel rail/radiator. Inset ceiling spotlights.

BEDROOM 2

13' 0" x 8' 6" (3.96m x 2.59m)

Radiator. Inset ceiling spotlights.

BEDROOM 3

10' 0" x 7' 0" (3.05m x 2.13m)

Radiator.

BEDROOM 4

10' 4" x 7' 0" (3.15m x 2.13m)

Radiator. Inset ceiling spotlights and over stairs wardrobe cupboard.



BATHROOM

Panelled bath with mixer taps and separate Mira shower with glazed screen and fully tiled splashback. Pedestal wash hand basin. Low-level WC. Heated towel rail/radiator. Inset ceiling spotlights. Access to loft.

Front Garden

Front gardens laid to large area of brick pavia driveway with additional gravel parking with space for up to 5 cars. Wide gated side access with pavia path and gravel to the side. Garden shed. Outside power and lighting. Opening onto rear gardens.

Rear Garden

Of a good size with paved terrace and winding path. Lawns with mature trees. Timber summer house. All enclosed by high close boarded fencing.

GARAGE

5 Parking Spaces

6' x 8'. Up and over door.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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