



13 Sandhurst Road, Gloucester, Gloucestershire, GL1 2SE

£360,000

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Farr & Farr Sales & Lettings 

**13 Sandhurst Road, Gloucester,
Gloucestershire, GL1 2SE**

£360,000

A SUBSTANTIAL EDWARDIAN SEMI DETACHED HOUSE IN A VERY POPULAR AND CONVENIENT POSITION NOW IN NEED OF SOME INTERNAL UPGRADING

Sandhurst Road is a small popular residential road situated just off the Kingsholm Road approximately 1/2 a mile to the north of the city centre. Some of the areas most sought-after schools are within walking distance. Good local shopping is close by and the exciting development at the docks, is within very easy reach.

Number 13 offers substantial accommodation over three floors with good size rooms but is now in need of some internal refurbishment. It is double glazed and gas centrally heated throughout, has a well fitted kitchen and bathroom and to the exterior, a large garage, off-road parking and Westerly backing enclosed gardens.

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ENTRANCE PORCH

Glazed double doors. Quarry tiled floor. Upvc double glazed front door to:-

ENTRANCE HALL

Staircase to landing. Double radiator. Understairs storage.

SITTING ROOM 14' 3" x 11' 2" (4.35m x 3.4m)

Fireplace with woodburning stove. Double radiator. Cornice ceiling. TV point. Bay window to the front.

DINING ROOM 11' 11" x 8' 10" (3.62m x 2.7m)

Timber fireplace with coal effect gas fire. Radiator. Original half glazed door to rear lobby with hardwood framed sliding patio doors to rear garden.

KITCHEN 10' 11" x 8' 4" (3.34m x 2.54m)

Inset single drainer sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Vinyl floor. Belling 110 cm cooking range with five ring induction hob and double oven. Space and plumbing for washing machine. Spotlights. Extractor fan. Contemporary radiator. Arch to:-

UTILITY 8' 2" x 4' 7" (2.5m x 1.4m)

Plumbing for washing machine. Space for fridge and for dryer. Door to:-

REAR LOBBY

Upvc double glazed door to rear.

CLOAKROOM

Low level W.C. Wash hand basin with cupboards below. Marbrex walls. Vinyl tiled floor.

WORKSHOP 9' 10" x 8' 6" (3m x 2.6m)

Windows to the side and rear. Worktops with cupboards below. Wall cupboards. Vinyl floor. Spotlighting.

FIRST FLOOR

LANDING

Radiator. Staircase to second floor.

BEDROOM 1 14' 9" x 10' 10" (4.5m x 3.3m)

Fireplace with Victorian tiles. Double radiator. Two windows to the front in a sash style.

BEDROOM 2 11' 11" x 8' 10" (3.62m x 2.7m)

Victorian cast iron fireplace.

BEDROOM 3 10' 8" x 8' 6" (3.25m x 2.6m)

Gas fired central heating boiler.

BATHROOM

Panelled bath with contemporary taps. Separate double stainless steel shower unit with curved screen. Low level WC. Wash hand basin. Fully tiled walls. Tiled floor. Stainless steel radiator.

SECOND FLOOR

LANDING

BEDROOM 4/LANDING 16' 1" x 12' 0" (4.9m x 3.66m)

Radiator. Victorian cast iron fireplace. Spotlights. Dormer window to the rear. Door to:-

BEDROOM 5 14' 9" x 11' 0" (4.5m x 3.36m)

Victorian cast iron fireplace. Radiator. Window to the front.

EXTERIOR

Front gardens, paved area with path to the front door and low wall to side access. Parking to rear gardens. Rear gardens are Westerly backing with area of paving and Astroturf. Fencing to second area of garden with greenhouse and garden store. Multiple bushes. Outside light.

GARAGE 21' 8" x 8' 6" (6.6m x 2.6m)

Double timber doors to the front. Windows to the side. Arch to storage area. Windows to the rear.

GARDEN ROOM 11' 6" x 6' 3" (3.5m x 1.9m)

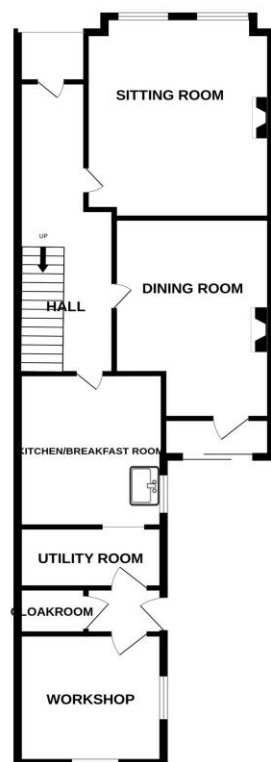
3/4 glazed with WC. Double glazed doors to rear garden.

EPC: D-57

COUNCIL TAX: D



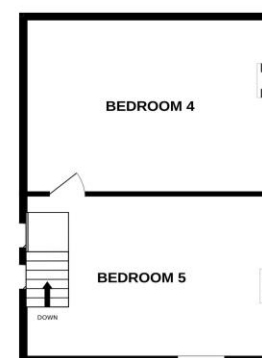
GROUND FLOOR



1ST FLOOR



2ND 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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