

ESTATE AGENTS



# Farr & Farr

farrandfarr.co.uk

**PRICE : £635,000**

**REF : LG23891/JF**

**15 ESTCOURT ROAD  
GLOUCESTER  
GL1 3LU**



**A LARGE INDIVIDUAL DETACHED FAMILY HOME IN  
GLOUCESTER'S PRIME RESIDENTIAL ROAD**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ office@  
farr-farr.co.uk

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
farr-farr.co.uk

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farr-farr.co.uk

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421  
✉ churchdown@  
farr-farr.co.uk

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298  
✉ lettings@  
farr-farr.co.uk

## **15 ESTCOURT ROAD, GLOUCESTER**

Estcourt Road is probably one of Gloucester's most popular treelined residential roads and situated just to the north of Gloucester City Centre. Some of the best schools are within walking distance, the exciting Dockland development and Cathedral are close by. Cheltenham and the M5 motorway is only a short drive.

Number 15 offers large and adaptable family accommodation with all bedrooms being doubles and an 40' attic which is ideal for further conversion. Additionally it is double glazed throughout, has central heating and to the exterior 2 drives with ample parking, a large garage and level rear gardens

**FOUR/FIVE BEDROOMS: MASTER WITH ENSUITE DRESSING ROOM AND BATHROOM: 40' ATTIC/BEDROOM 5: FAMILY BATHROOM: SITTING ROOM: DINING ROOM WITH WELL FITTED ADJOINING KITCHEN: GAS CENTRAL HEATING: DOUBLE GLAZING: LARGE DOUBLE GARAGE: TWO DRIVES WITH AMPLE PARKING: LEVEL ENCLOSED REAR GARDENS:**

**WHOLLY OWNED SOLAR PANELS CREATING SIGNIFICANT INCOME**

### **ENTRANCE PORCH:**

Outside light. Paved step. Hardwood door to:-

### **ENTRANCE HALL:**

Radiator. Staircase to landing.

### **CLOAKROOM:**

Low level W.C. Wash hand basin. Part tiled walls. Small understairs cupboard. Wall light.

### **SITTING ROOM: 16'3 x 13'3.**

Fireplace with coal effect gas fire. Cornice ceiling. Five wall light points. T.V point. Bay window to the front. Double radiator.





**DINING ROOM: 15'2 x 12'1.**

Double radiator. Polished tiled floor. High level and internal spotlighting. Double glazed sliding patio doors to terrace and garden. Very wide arch to:-



**KITCHEN: 15' x 15'9.** Very well and comprehensively fitted with double bowl single drainer stainless steel sink unit set into Granite worktops with cupboards and drawers below. Wall and base units with built in Zanussi oven. Built in dishwasher. Space for fridge/freezer. Glass fronted crockery cupboards. Island unit with steel gas hob, cupboards below, wine rack and extractor hood above. Window overlooking the garden. Window to the side.



**FIRST FLOOR:**

**LANDING:**

Of a very good size. Door to staircase to second floor. Understairs cupboard.



**BEDROOM 1: 18'3 x 13'6.**

Inset ceiling spotlights. Double radiator. Window to the front. T.V point.



**ENSUITE DRESSING ROOM: 9' x 8'.**

Radiator. Coved ceiling.

**ENSUITE BATHROOM:**

Panelled bath. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Fully marbrex shower cubicle with glazed door. Radiator. Inset ceiling spotlights.



**BEDROOM 2: 16'3' x 12'8.**

Double and triple timber wardrobes with central dressing table units and cupboards above. Radiator. 3 Wall light points.



**BEDROOM 3: 12' x 10.**

Radiator. 3 wall light points.



**BEDROOM 4: 9'4 x 8'3.**

Double radiator. Coved ceiling. T.V and cable point.



**BATHROOM:**

Of a good size with corner bath. Bidet . Vanity unit with wash hand basin and cupboards below. Low level W.C. Walk in airing cupboard with factory lagged cylinder and immersion heater. Separate shower with fully marbrex shower cubicle.





## **SECOND FLOOR:**

### **BEDROOM 5/ATTIC WORK ROOM: 40'7 x 11'6.**

Full eaves storage to both sides. Cupboards. 3 velux windows. Light. Power.

### **EXTERIOR:**

Front gardens with low wall with 2 pairs of wrought iron gates giving access to 2 drives. Brick pavia with lawns and shrub beds in between. Wide path to front door. Wide side access.

### **GARAGE: 20' x 19'.**

Up and over door. Power. Light. Gas fired central heating boiler.

### **WORKSHOP:**

Workbench. Window. Door to the rear.

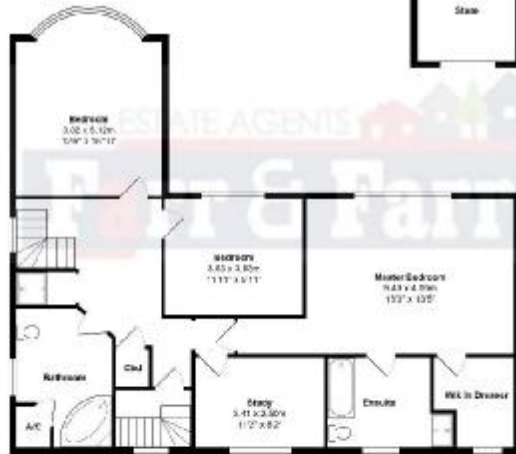
Rear gardens with large area of paved terrace with wall and path to lawns. Second area of terrace. Mature trees and bushes. All enclosed by hedging and fencing giving a good deal of privacy. Greenhouse. Productive vegetable area. Concealed second terrace with base for further shed.





**EPC: D-64**

**NOTE:  
All room sizes are approximate**



79 ESCORT ROAD, GUCKING, DL1 3LU

Approx Total Area: 253.0m<sup>2</sup> ... 2723 SF

Drawn by: www.greenerhomes.co.uk  
 This plan is for layout purposes only. Not to scale. Walls are solid.  
 Windows and door openings are approximate.  
 Accuracy not to be relied on for any purpose other than guidance.  
 We do not accept any responsibility for any errors or  
 omissions, please check all dimensions, elevations and  
 compare coverage before making any decisions based upon this plan.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**