



Farr & Farr

Sales
Lettings

farrandfarr.co.uk

PRICE: £685,000

REF: LG24587/JF

**7 GROSVENOR ROAD
BARNWOOD
GLOUCESTER
GL2 0SA**



**A BEAUTIFUL EDWARDIAN DETACHED FAMILY HOME WHICH HAS
BEEN UPDATED TO THE VERY HIGHEST STANDARDS, SITUATED
ON ONE OF GLOUCESTER'S MOST POPULAR RESIDENTIAL
ROADS**

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
farrandfarr.co.uk

Hucclecote

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

Longlevens

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

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
farrandfarr.co.uk

7 GROSVENOR ROAD, BARNWOOD, GLOUCESTER

Grosvenor Road is a very popular residential road situated just off the Barnwood Road and less than 1 mile to the East of Gloucester's City centre. The hospital, some of the areas most sought after schools and good local shopping are all close by. The City centre, with its Cathedral and exciting Docklands development at The Quays, is within easy reach and Cheltenham and the M5 are only a very short drive.

Number 7 has been the subject of a significant and very sympathetic upgrading in the last 7 years in the current ownership, including a new roof, extensive rewiring and Edwardian-style column radiators. It now offers highly practical well-planned accommodation but with much of its character retained. Over the 3 floors, there are 6 good bedrooms, a luxury bathroom and a shower room. On the ground floor there are 3 reception rooms and a well fitted, high quality kitchen which overlooks and adjoins the garden. The house is gas centrally heated throughout and has had most of the windows replaced with high quality Upvc units that retain the original style. Outside, there is a double drive to the front with a good sized garage and there are landscaped mature gardens to the rear.

SIX BEDROOMS: BATHROOM: SITTING ROOM: DRAWING ROOM: DINING ROOM: KITCHEN/BREAKFAST ROOM: DOWNSTAIRS SHOWER ROOM/CLOAKROOM: IMPRESSIVE HALL AND LANDING: GAS CENTRAL HEATING: PREDOMINANTLY RECENT HIGH QUALITY UPVC DOUBLE GLAZING: DOUBLE DRIVE: GARAGE WITH FURTHER CONCEALED PARKING: LANDSCAPED WESTERLY BACKING PRIVATE REAR GARDENS:

VAULTED ENTRANCE PORCH:

Glazed insets and patterned, quarry tiled floor. Original hardwood front door with leaded light and coloured glass detail to:-

IMPRESSIVE HALL:

Original patterned quarry tiled floor. Turning staircase to landing. Edwardian style column radiator. Decorative corncicing and arch. Understairs cloaks cupboard. Access to secure covered side passage with doors to both front and rear.

CLOAKROOM/SHOWER ROOM:

Fully tiled shower cubicle with stainless steel controls and glazed folding door. Vanity unit with wash hand basin and cupboards below. Low level W.C with concealed cistern. Quarry tiled floor. Vertical heated towel rail. Inset ceiling spotlights. Extractor fan.



SITTING ROOM: 15' x 14'5.

Decorative cornicing and large ceiling rose. Large window to the front with recently installed double-glazed sympathetically high quality window mirroring the original Edwardian style. Lovely timber fireplace and Edwardian style radiator.



DRAWING ROOM: 20'6 x 12'11.

Lovely timber fireplace with cast iron insets and tiling. Two Edwardian style radiators. Decorative cornicing, ceiling rose and arch. Double Upvc double glazed French doors to terrace and garden.





DINING ROOM: 11'11 x 9'11.

Bay window to the side with sash window. Edwardian style radiator. Attractive fireplace with cast iron tiled insets. Picture rails, ceiling rose and parquet flooring. Door to:-



KITCHEN/BREAKFAST ROOM: 19'1 x 11'1.

Very comprehensively fitted with quartz worktops, Belfast sink and mixer taps, John Lewis wall and base cupboards. Built in Neff oven and microwave. Four ring induction hob, glazed back plate and concealed cooker hood. Plumbing for washing machine and dishwasher.

Space for full height fridge and freezer. Modern quarry tiled floor.

Kickboard heater. Inset ceiling spotlights.

Breakfast area with window to the side.

Edwardian style radiator.

Boiler cupboard housing Vaillant gas fired central heating boiler.

Upvc double glazed door to the garden.



FIRST FLOOR:

GALLIERED LANDING:

Staircase to second floor. Edwardian style radiator. Airing cupboard with factory lagged cylinder, immersion heater and shelving.



BEDROOM 1: 15'1 x 11'9.

Edwardian style radiator. Large double glazed windows to the front. Fitted wardrobe cupboards, 1 with shelving and 2 with hanging rails and interior lighting.



BEDROOM 2: 13' x 14'11.

Vanity unit with worktops, wash hand basin and cupboards below. Edwardian style radiator. Large double glazed windows overlooking the rear garden.



BEDROOM 3: 14'7 x 10'11.

Vanity unit with wash hand basin and cupboards below. Edwardian style radiator. Double glazed window overlooking the rear garden.



BATHROOM:

Beautifully fitted with double ended panelled bath with tiled panel and splashbacks. Low level W.C with concealed cistern. Pedestal wash hand basin. Double shower cubicle with chrome fittings and glazed sliding doors. Fully tiled splashbacks. Half tiled walls. Inset ceiling spotlights. Vertical heated towel rail/radiator. Extractor fan.

SECOND FLOOR:

LANDING:

Flank window. Access to loft. Walk in store room (5'6 x 8'6) with shelving and light.

BEDROOM 4: 11'6 x 14'.

Bright "L" shaped room with window to the side. Edwardian style radiator.



BEDROOM 5: 12'4 x 10'7.

Edwardian style radiator. Spotlights. Double glazed window to the side. Currently used as an office.



BEDROOM 6: 10'7 x 10'.

Radiator. Window to the side. Currently used as an office.

EXTERIOR:

GARAGE: 15'8 x 9'6.

Electric roller door. Power and light. Double doors to the rear giving access for concealed further parking.

Front gardens with double drive in brick pavia with lawn area and shrubs. Wall to front and one side, and fencing to the other.

Enclosed and secluded rear gardens with large area of terrace with split level decking. Steps to lawns with an abundance of beautifully kept and mature herbaceous borders, roses, fruit trees and soft-fruit bushes. Tap, timber garden shed and boarded fencing.







COUNCIL TAX: F

EPC: D-57

AGENTS NOTE:

All room sizes are approximate

GROUND FLOOR
374 sq. ft. (36.1 sq.m.) approx.



1ST FLOOR
604 sq. ft. (56.1 sq.m.) approx.



2ND FLOOR
464 sq. ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 2472 sq. ft. (229.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, it is not to be used as a substitute for a professional survey. The floorplan is for information only and does not constitute an offer of any property. The floorplan is not to be used as a basis for any decision. The floorplan is not to be used as a basis for any decision. The floorplan is not to be used as a basis for any decision. The floorplan is not to be used as a basis for any decision.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT