



| 4



| 4



| 4



54 Barnwood Road, Gloucester, GL2 0SG

£485,000

Ref: LG24617

A LARGE AND IMPOSING VICTORIAN SEMI DETACHED HOUSE THAT HAS BEEN CLEVERLY DIVIDED INTO FOUR SELF CONTAINED ONE BEDROOM APARTMENTS CREATING SIGNIFICANT POTENTIAL INCOME

Number 54 is situated on the Barnwood Road just 1 mile to the east of Gloucester city centre. The hospital and railway are both within walking distance and the large Barnwood trading estate is within easy reach as is Cheltenham and the M5 motorway. The property, originally a four storey Victorian family home has been cleverly divided into four self contained apartments (one on each floor) which are well modernized and looked after. Additionally, to the rear, there is a good sized walled garden, the basement having its own lower level terrace as well as allocated parking per flat. The potential income from the four flats would equate to close to £34,000 per annum.



ACCOMMODATION

LOWER GROUND FLOOR

(Own) front door.

ENTRANCE HALL

Of a good size. Part tiled floor. Double radiator.

SITTING ROOM 14' 7" x 15' 0" (4.44m x 4.57m)

(Into bay). Modern hole in the wall style fireplace with timber surrounds. Three radiators. Upvc bay window to the front. T.V point. Consumer box.

KITCHEN 7' 2" x 6' 8" (2.18m x 2.03m)

Very comprehensively fitted with inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Integrated fridge, dishwasher and freezer. Part tiled wall. Built in stainless steel and glass fronted oven with four ring gas hob and extractor hood. Worcester gas fired central heating boiler. Tiled floor.

BEDROOM 12' 4" x 12' 1" (3.76m x 3.68m)

Radiator. Double Upvc double glazed French doors to black brick Westerly backing terrace and garden.

ENSUITE BATHROOM

Large corner bath with Mira shower. Pedestal wash hand basin. Fully tiled walls. Double radiator. Tiled floor. Extractor fan. Cabinet.

UTILITY CLOAKROOM

Low level W.C. Wash hand basin. Tiled floor. Plumbing for washing machine. Store cupboard. Gas meter.

OFFICE 7' 8" x 5' 6" (2.34m x 1.68m)

Half glazed timber door. Power and light.

FLAT 2 (ROBINSWOOD)

Approached from the front via:-

FORMAL ENTRANCE HALL

ARCHED TOPPED PORCH

Panelled front door. Staircase to landing with automatic light. Attractive corniced arch and coloured glazed modern Upvc sash window to the flank. Small communal store cupboard. Front door to Flat 2.

SITTING ROOM/KITCHEN 19' 6" x 12' 9" (5.94m x 3.88m)

Sitting area with lovely original fireplace. Two radiators. Two large double windows with views to the West over the garden. Entry phone system. Arch to bedroom and opening to:- Kitchen area which is comprehensively fitted with inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Built in dishwasher and washing machine. Built in stainless steel and glass fronted oven with four ring electric hob, stainless steel back plate and cooker hood. Gas fired central heating boiler. Cornice ceiling. Opening to:-

LOBBY

Fridge/freezer. Upvc double glazed doors to steps and rear garden.

CLOAKROOM

Low level W.C. Wash hand basin. Cabinet.

INNER HALL

Understairs cupboard.

BEDROOM 15' 0" x 10' 9" (4.57m x 3.27m)

(plus wide door recess). Built in wardrobe cupboards with sliding drawers. Three radiators. Sash double glazed windows to the front.

ENSUITE BATHROOM

Corner bath with stainless steel shower and part glazed screen. Pedestal wash hand basin. Two walls fully tiled.

SECOND FLOOR LANDING

FLAT 3 (CRICKLEY)

Front door opening to:-

ENTRANCE HALL

Radiator. Coloured glass Upvc double glazed sash window to the side. Entry phone system. Wall thermostat.

CLOAKROOM

Low level W.C. Pedestal wash hand basin. Cabinet. Half tiled walls.

INNER HALL

Utility cupboard. Washing machine and under counter freezer. Space for fridge. Worcester gas fired central heating boiler.

SITTING ROOM 14' 9" x 12' 3" (4.49m x 3.73m)

Victorian style fireplace. Radiator. Attractive arched topped Upvc double glazed sash windows to the front.

BEDROOM 12' 6" x 12' 8" (3.81m x 3.86m)

(max). Victorian cast iron fireplace. Large double radiator.

ENSUITE BATHROOM

Double ended panelled bath with central mixer taps and stainless steel shower with glazed folding screen. Fully tiled walls. Tiled floor. Pedestal wash hand basin. Radiator. Extractor fan.

KITCHEN

Comprehensively fitted with inset single drainer stainless steel sink unit with mixer taps set into worktops with cupboards and drawers below. Built in fridge and dishwasher. Built in glass and stainless steel fronted oven with four ring gas hob and tiled splashbacks. Stainless steel cooker hood. Wall units. Small cast iron fireplace with brick above. Double radiator. Vinyl floor. Double glazed double windows with views of the garden.

FLAT 4 (BIRDLIP)

LARGE HALL

Access to loft. Entry phone system. Double radiator.

SITTING ROOM 12'6 x 14'6 (3.81m x 4.42)

Cast iron fireplace. Radiator. Upvc double glazed sash windows to the front. T.V point. Store cupboard.

KITCHEN 12'7 x 6'9 (3.83m x 2.06)

Very comprehensively fitted with inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Built in fridge, freezer and dishwasher. Built in stainless steel and glass fronted oven with four ring electric hob and extractor hood. Built in window seat with storage below. Brick fireplace (open). Main gas fired central heating boiler. Part tiled walls. Vinyl floor. Radiator.

BEDROOM 13' x 12' (3.96 x 3.65)

Double radiator. Victorian cast iron fireplace.

BATHROOM

Very well fitted with large corner bath with stainless steel mixer taps and separate shower. Fully tiled walls. Wash hand basin. Low level W.C with concealed cistern. Vinyl floor. Sash window to the side. Extractor fan.

EXTERIOR

Front gardens with wide path to front door with gravelled area. Steps to Flats 2,3 and 4. Wide side access to front door of lower ground floor flat.

Rear gardens of a very good size South Westerly backing and predominantly walled with private black bricked area for lower ground floor flats with steps to lawns. Central winding path and shrub beds to large rear courtyard with allocated parking for one space per flat with access for Ebor Road and Armscroft.

EPC: Each flat is a C

COUNCIL TAX: Each flat is an A

Electrical test certificates and gas certificates are in place for all flats.







We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance 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.

Farr & Farr Longlevens Tel: 01452 380444 Email: longlevens@farrandfarr.co.uk