



81 Deans Way, Gloucester - GL1 2QA £320,000





#### **ENTRANCE PORCH**

UPVC double glazed front door with bevelled glass and leaded light detail to :

#### **ENTRANCE HALL**

Decorative arch. Corniced ceilings. Mosaic tiled floor. Radiator. Staircase to landing.

#### **LOUNGE/DINER**

28' 8" x 11' 0" (8.74m x 3.35m)

Double radiator. Deep bay window to the front. Window overlooking the garden. Half glazed door to :

#### **KITCHEN/BREAKFAST ROOM**

21' 0" x 9' 1" (6.40m x 2.77m)

Breakfast Area : Double radiator. Flank window. Opening to : Kitchen Area : Comprehensively fitted with inset one and a half bowl single drainer stainless steel sink unit with mixer taps and cupboards below. Wall and base units with worktops. Built-in dishwasher. Stainless steel fronted oven with four ring hob, glazed back plate and stainless steel cooker hood. Plumbing for washing machine. Inset ceiling spotlights. UPVC double glazed door to rear.

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

14' 7" x 11' 9" (4.45m x 3.58m)

Double radiator. Two windows to the front. TV point.

#### **BEDROOM 2**

12' 6" x 8' 10" (3.81m x 2.69m)

Radiator. Victorian cast-iron fireplace.

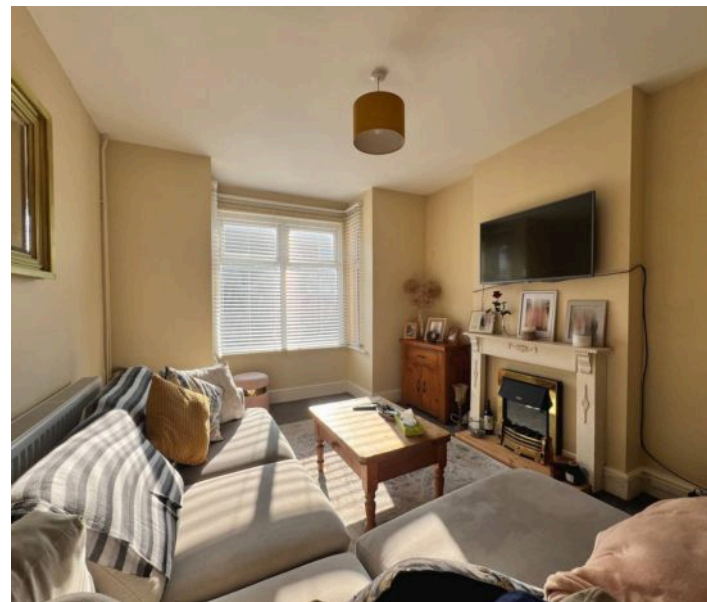
#### **BEDROOM 3**

13' 1" x 9' 0" (3.99m x 2.74m)

Radiator. Victorian cast-iron fireplace. Gas fired central heating boiler.

#### **BATHROOM**

White suite of panelled bath with mixer taps. Shower attachment and glazed screen. Vanity unit with wash





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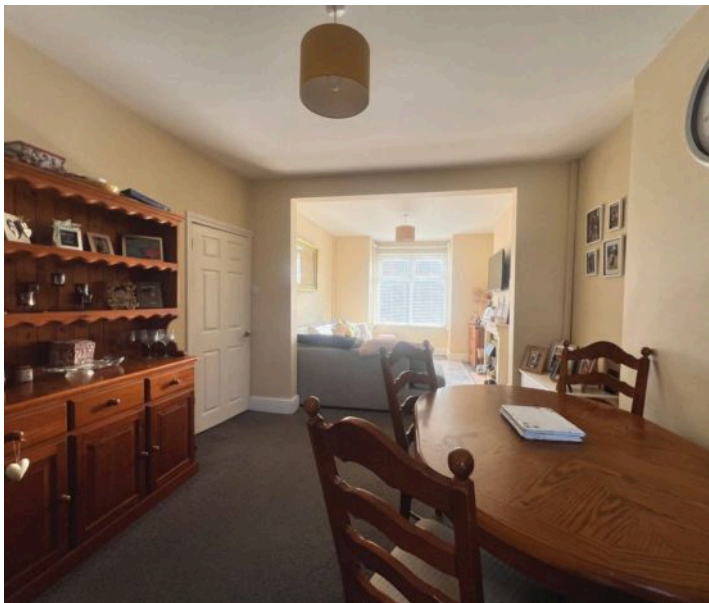
### **BATHROOM**

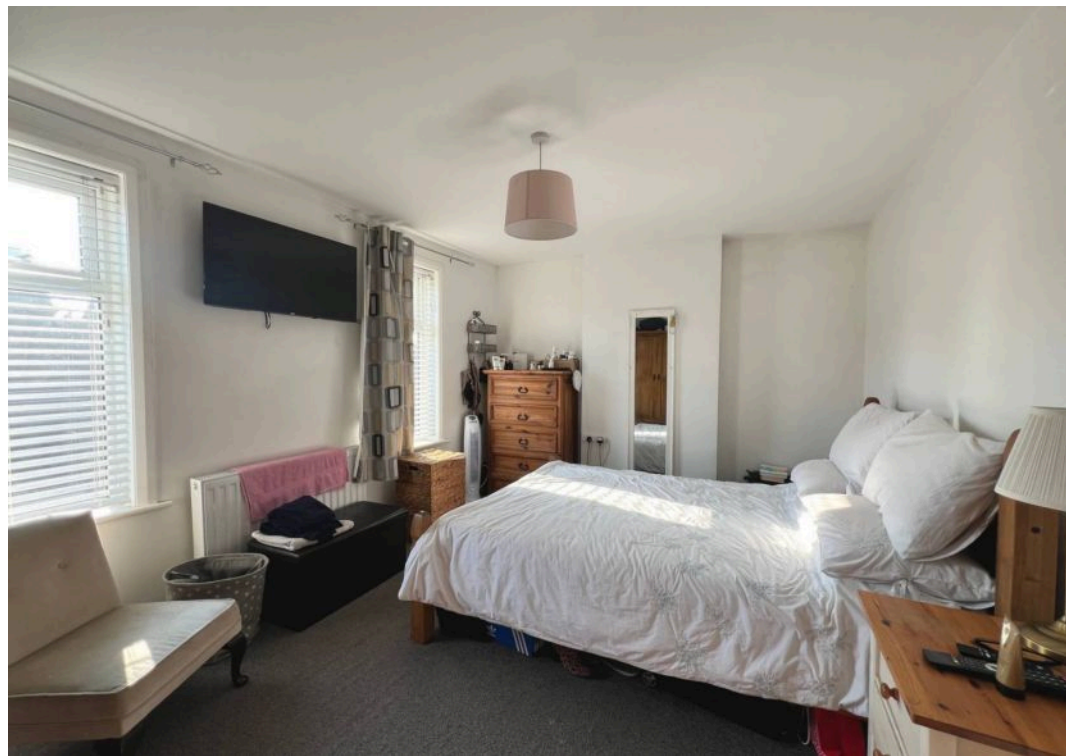
White suite of panelled bath with mixer taps. Shower attachment and glazed screen. Vanity unit with wash hand basin and cupboards below. Low-level WC. Fully tiled walls. Vinyl floor. Vertical heated towel rail / radiator in stainless steel.

### **EXTERIOR**

**FRONT GARDENS :** Laid predominantly to brick paving with parking for one car and wide shared side access to :

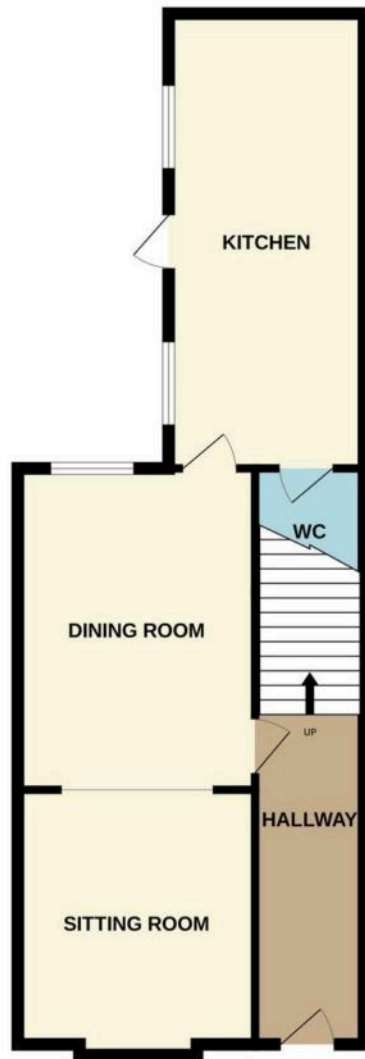
**REAR GARDENS :** Westerly backing approximately 90ft in length with potential to purchase further land. Area of terrace and low wall with gate. Lawns enclosed by close boarded fencing. Garden shed. Greenhouse. Outside carriage lights and tap.







GROUND FLOOR



1ST FLOOR

