



34 Overbury Road, Gloucester - GL1 4EA
£195,000



34 Overbury Road

Gloucester, Gloucester

A SURPRISINGLY SPACIOUS MODERN TOWNHOUSE IN THIS CONVENIENT POSITION

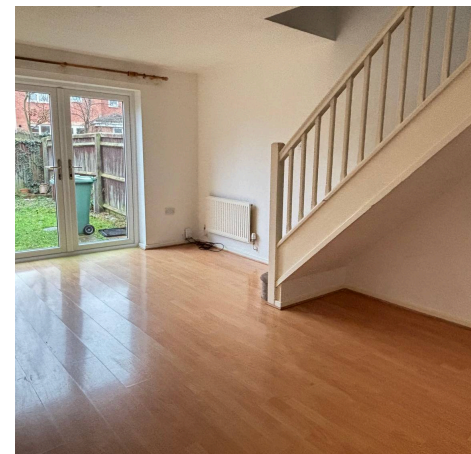
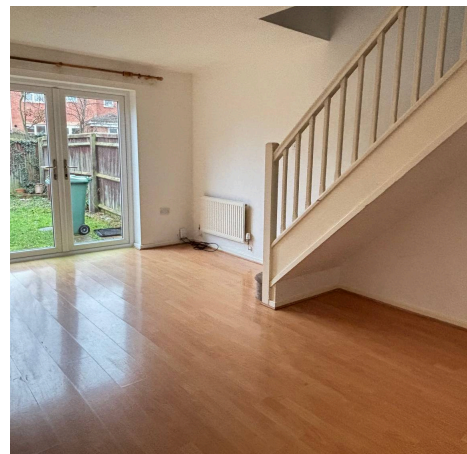
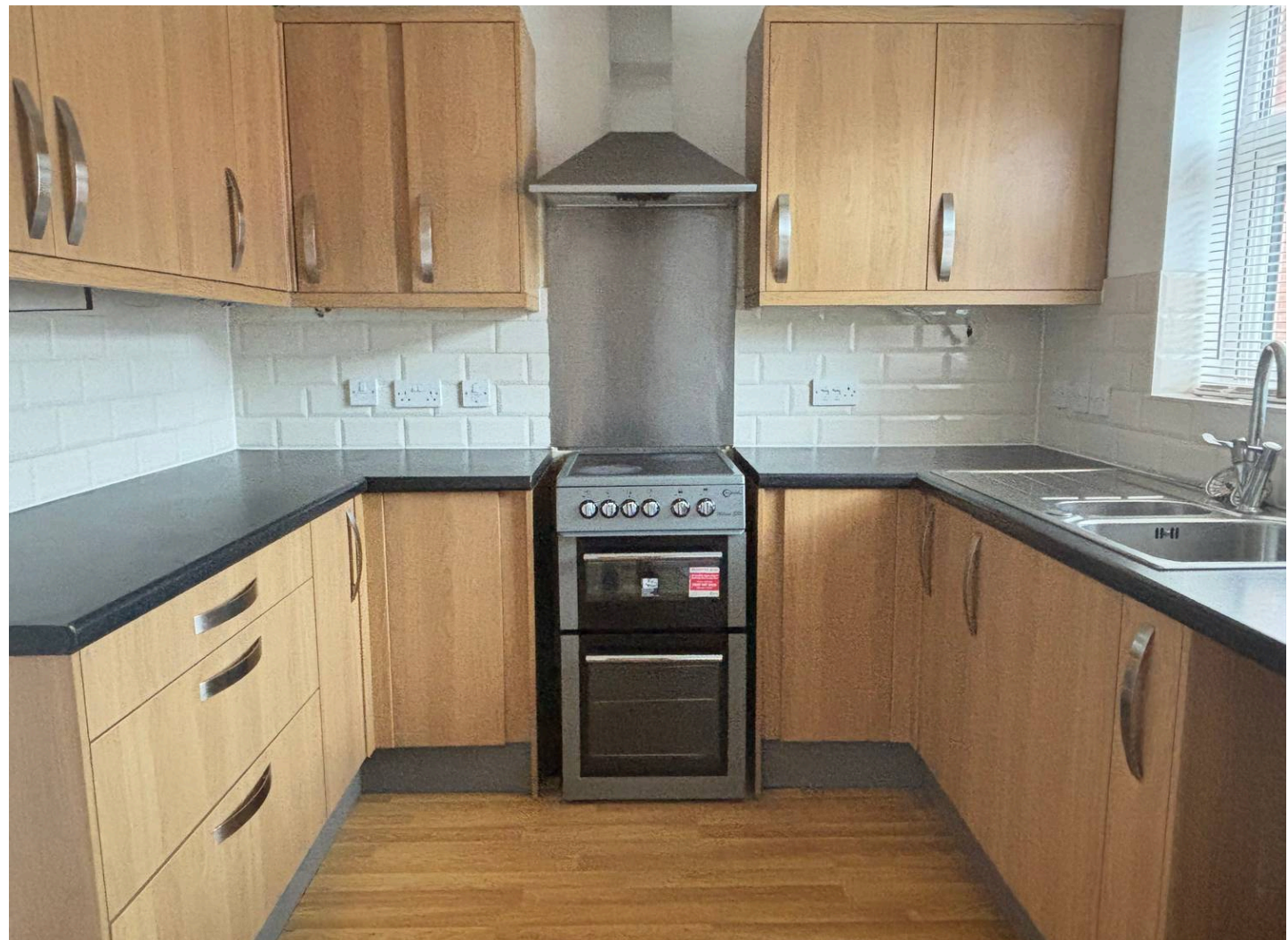
Overbury Road is a popular cul-de-sac situated off India Road approximately 1 mile to the South East of Gloucester city Centre. Excellent local shopping is close by and access to the Southern ring road with its fast routes both North and South is within a very short drive.

Number 34 is one of the rare properties which has two large bedrooms over the archway to give a good size double bedroom as well as an upstairs bathroom. To the ground floor there is a well fitted kitchen and sitting room and the exterior has a rear garden that is well enclosed with side access and two parking spaces.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





ENTRANCE HALL

UPVC double glazed front door with leaded light and coloured glass detail. Radiator. Arch to:-

KITCHEN

Dimensions: 8' 6" x 8' 0" (2.59m x 2.44m). Inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Extractor hood and stainless steel back plate. Space for fridge /freezer. Plumbing for washing machine and Worcester gas fired central heating boiler.

SITTING ROOM

Dimensions: 16' 0" x 11' 9" (4.87m x 3.58m). High-quality laminate flooring. Radiator. Staircase to landing. TV point. UPVC double glazed French doors to terrace and garden. Staircase to landing.

LANDING

Two wardrobe cupboards.

BEDROOM 1

Dimensions: 11' 9" x 12' 9" (3.58m x 3.88m). Windows to the front and rear. Access to the loft. Radiator.

BEDROOM 2

Dimensions: 15' 4" x 8' 7" (4.67m x 2.61m). (plus recess). Radiator.

BATHROOM

Panelled bath with mixer taps and shower attachment with glazed screen. Pedestal wash hand basin. Low level WC. Shaver light. Radiator. Vinyl floor.

AGENTS NOTE

EPC: D-63 COUNCIL TAX:



REAR GARDEN

Path to the front door. Rear gardens laid predominantly to lawns with fence borders and gated side access.

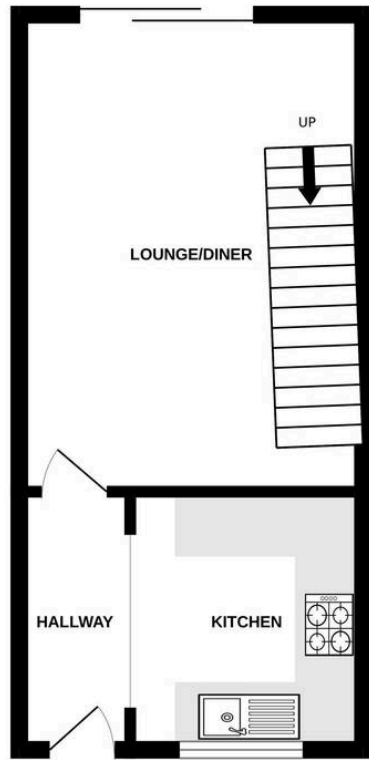
OFF STREET

2 Parking Spaces

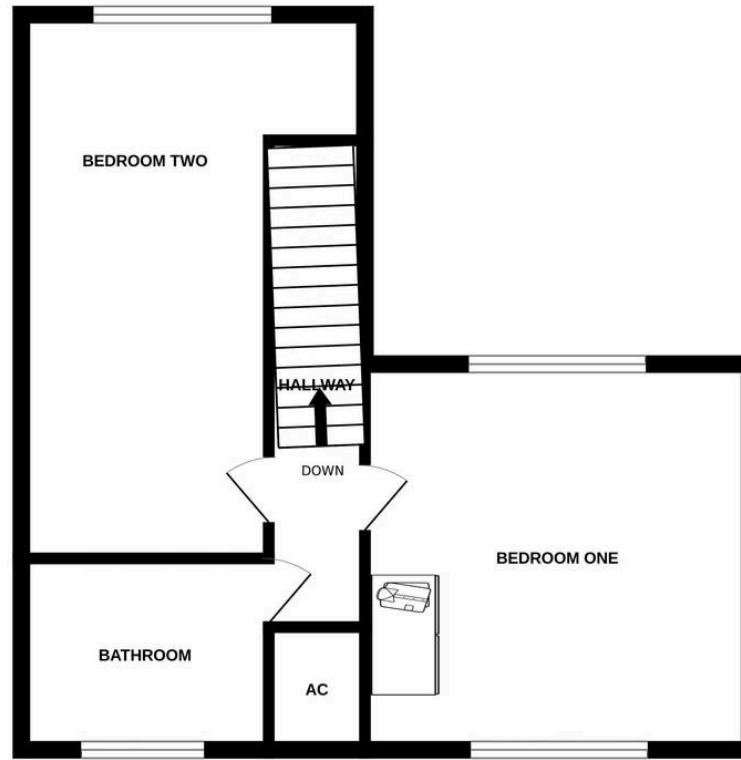
Parking space to the front also parking space to rear, accessible through rear garden gate.



GROUND FLOOR



1ST 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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