



15 Ladysmith Road, Gloucester – GL1 5EP
£255,000

Farr & Farr Sales & Lettings

15 Ladysmith Road

Gloucester, GL1 5EP

A CHARMING TWO BEDROOM EDWARDIAN PROPERTY IN
A POPULAR RESIDENTIAL ROAD

Number 15 has been beautifully maintained and upgraded in its current ownership, offering period features & versatile accommodation throughout.

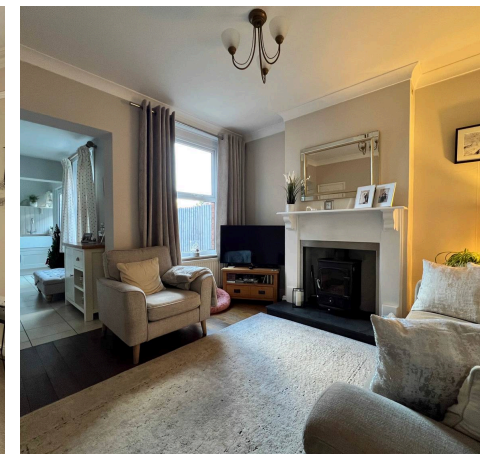
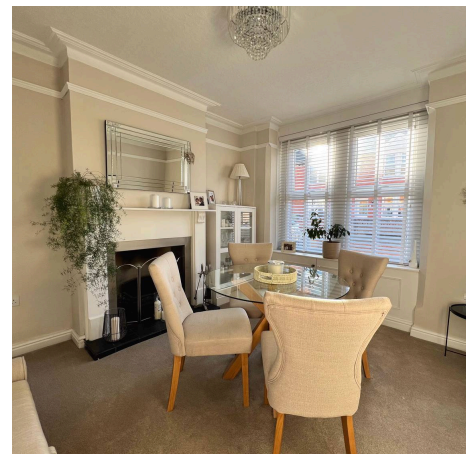
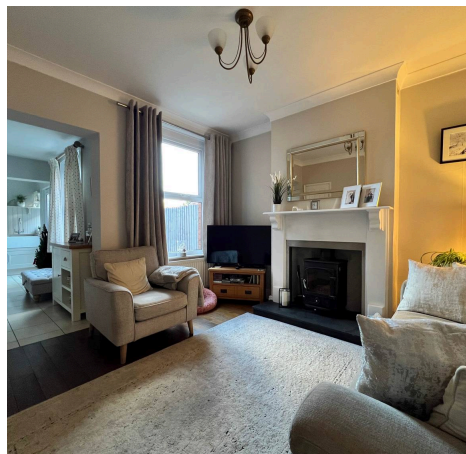
The property comprises of two bedrooms & large bathroom to the first floor, and to the ground floor a beautiful dining room with fireplace, living space with log burner & kitchen with utility area. To the exterior you will find landscaped gardens with side access, log store and boiler room, along with garden shed for further storage. The property also benefits from gas central heating and double glazing throughout.

Ladysmith Road is a popular residential road situated off the Seymour and Stroud Road just over a mile to the south of Gloucester City centre. Excellent local shopping, parks and good schools are within walking distance & the Quays and Docklands are within very easy reach.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





ENTRANCE

Accessed via double glazed front door. Original tiled floor. Dado rail. Radiator.

DINING ROOM

Dimensions: 10' 4" x 11' 11" (3.15m x 3.63m). Fireplace with surround. Double glazed window. Picture rails. Coved ceiling. Radiator.

LIVING ROOM

Dimensions: 10' 9" x 11' 8" (3.28m x 3.55m). Log burner with surround. Double glazed window. Radiator. Under stairs storage cupboard/pantry. Coved ceiling. Wood flooring.

KITCHEN

Dimensions: 15' 10" x 8' 0" (4.82m x 2.43m). Comprehensively fitted shaker style kitchen with wall and base units. Wood worktops. Integrated fridge. Double glazed window. Tiled floor. Space for range cooker.

UTILITY AREA

Plumbing for washing machine & dishwasher. Space for tumble dryer. Belfast sink and stainless steel mixer tap. Wall panelling with shelf. Double glazed window. Double glazed door to garden. Tiled floor. Radiator.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

Dimensions: 13' 9" x 11' 9" (4.20m x 3.59m). Double glazed window. Radiator. Cast iron feature fireplace.

BEDROOM 2

Dimensions: 11' 8" x 8' 8" (3.55m x 2.65m). Double glazed window. Radiator. Cast iron feature fireplace. Picture rails.

BATHROOM

Dimensions: 9' 11" x 8' 0" (3.01m x 2.45m). Panelled bath with overhead shower. Tiled wall. Pedestal wash hand basin with splashback. Low level w.c. Double glazed window. Stainless steel heated towel rail. Vinyl floor.



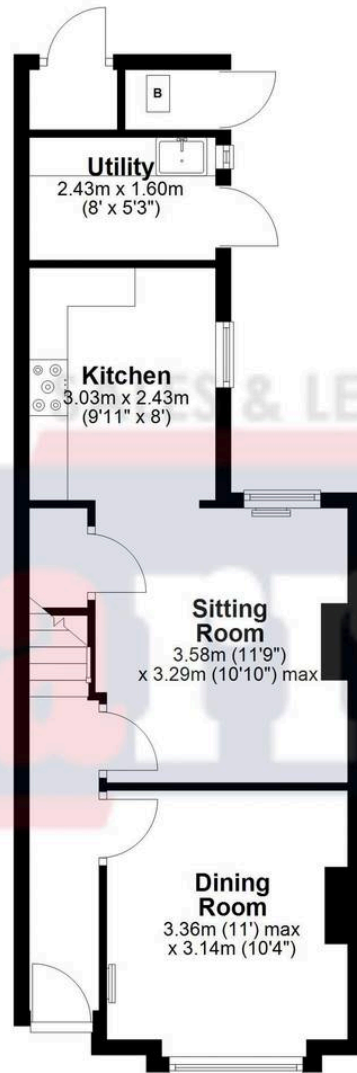
REAR GARDEN

Patio area with path leading to shed. Area of lawn with flowerbed borders. Raised gravelled flower bed with mature shrubs & trees. Boiler shed with shelving, power & lighting. Wood shed. Side access.



Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 77.5 sq. metres (834.7 sq. feet)

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

Farr & Farr Sales Lettings