



11a North Road, Gloucester – GL1 3JX  
£335,000

**Farr & Farr** Sales & Lettings

# 11a North Road

Gloucester, GL1 3JX

AN INDIVIDUAL DETACHED HOUSE BUILT IN 2003, North Road is situated just off Lansdown Road on the northern edge of Gloucester city centre. Gloucester Rugby, the Cathedral and the new developments at the Forum the Docks and the Quays are all within walking distance. The railway station and hospital are close by, as are excellent schools, and access to Cheltenham and the M5 are only a short drive.

Number 11a is an individual detached house that has been beautifully upgraded and maintained in the current ownership and offers very well-planned accommodation. On the first floor, the master bedroom has its own ensuite shower room, bedroom two is a good size and there is a bedroom three/study as well as a bathroom. To the ground floor there is a semi open plan accommodation with a well fitted breakfasting kitchen adjoining the spacious sitting room, and then an attractive conservatory which leads on to a paved terrace overlooking a beautiful west facing landscaped garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





#### ENTRANCE HALL

Composite UPVC glazed front door and high-quality hardwood flooring. Boxed radiator. Staircase to landing.

#### CLOAKROOM

Low-level WC. Corner wash hand basin. Radiator. Consumer box. Extractor fan.

#### KITCHEN

11' 3" x 10' 2" (3.43m x 3.10m)

Very comprehensively fitted with inset stainless steel sink unit set to worktops with cupboards and drawers below. Wall and base units. Built-in four ring gas hob with glass fronted cooker below and extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Radiator. High-quality flooring. Spotlights. Arch to:-

#### SITTING ROOM

15' 7" x 13' 4" (4.75m x 4.06m)

Understairs cupboard. Double and single radiators. Double glazed double doors to:-

#### CONSERVATORY

9' 0" x 8' 9" (2.74m x 2.67m)

High-quality laminate flooring. UPVC double glazed doors to garden.

#### FIRST FLOOR

##### LANDING

Access to part boarded loft with light and retractable ladder.

##### BEDROOM 1

10' 1" x 9' 8" (3.07m x 2.95m)

Radiator. Overstairs airing cupboard with Worcester gas fired central heating boiler. Double wardrobe cupboard.





### ENSUITE

Shower cubicle with marbrex splashback and Mira controls with glazed door. Vanity unit with wash hand basin and cupboard below. Low-level WC. Heated towel rail in stainless steel. Vinyl floor. Extractor fan.

### BEDROOM 2

10' 4" x 7' 3" (3.15m x 2.21m)

Radiator.

### BEDROOM 3

9' 8" x 6' 3" (2.95m x 1.91m)

Radiator.

### BATHROOM

Contemporary double ended panelled bath with central mixer taps. Pedestal wash hand basin. Low-level WC. Half marble walls. Heated towel rail in stainless steel. Extractor fan. High-quality vinyl floor.

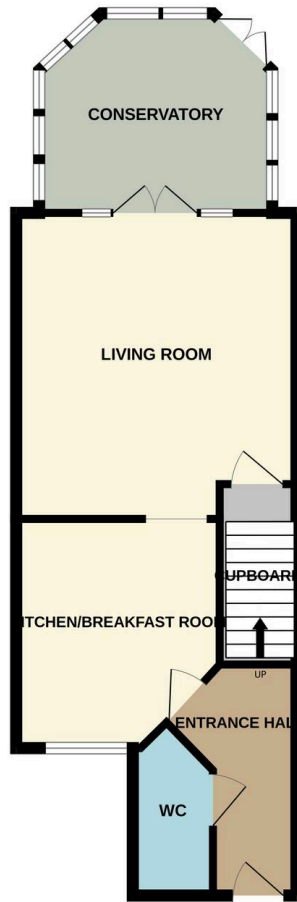


## EXTERIOR

Front gardens laid to brick pavia with parking for 2 cars. Gated side access to:-  
Rear Gardens, Westerly backing, surprisingly private and beautifully landscaped with an eye to detail. Full width paved terrace and low step to central lawns with shrub beds to either side and mature trees leading to further hedging with arch to gravel area. All enclosed by high close boarded fencing giving privacy.



GROUND FLOOR  
515 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

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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