

ESTATE AGENTS



# Farr & Farr

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**PRICE: £205,000**

**REF: LG24035/JF**

**52 BLOOMFIELD ROAD  
GLOUCESTER  
GL1 5BW**



**A SURPRISINGLY SPACIOUS LATE VICTORIAN  
TOWNHOUSE IN A CONVENIENT AND POPULAR  
POSITION**

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## **52 BLOOMFIELD ROAD, GLOUCESTER**

Bloomfield Road is a popular residential road just to the South of the City centre situated off the Stroud Road. The exciting Docklands development and the Quays are within walking distance and good local shopping is close by.

Number 52 offers good sized accommodation and now in need of some internal upgrading. It is gas centrally heated and double glazed throughout and to the exterior has good sized enclosed rear gardens.

**THREE BEDROOMS: UPSTAIRS SHOWER ROOM: SITTING ROOM: DINING ROOM: GOOD SIZED KITCHEN: GAS CENTRAL HEATING: DOUBLE GLAZING: GOOD SIZED WESTERLY BACKING REAR GARDENS:**

### **ENTRANCE HALL:**

Upvc double glazed front door. Hanging space. Staircase to landing.

### **SITTING ROOM: 13'7 x 11'3.**

Fireplace with electric coal effect fire. Two wall light points. Radiator. Meter cupboards. Bay window to the front.



### **DINING ROOM: 12'6 x 11'6.**

Double radiator. T.V point. Coved ceiling. Laminated flooring. Glazed door to:-



**KITCHEN/BREAKFAST ROOM: 15'4 x 8'4.**

Inset 1 ½ bowl single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Base units with worktops. Part tiled walls. Tiled floor. Space for 90cm cooking range. Space for fridge/freezer. Plumbing for washing machine. Gas fired central heating boiler. Door to conservatory. Upvc double glazed door to garden.



**CONSERVATORY: 6'7 x 7'.**

Glazed and Upvc double glazed sliding door to terrace and garden.



**FIRST FLOOR:**

**LANDING:**

Access to loft with retractable ladder and fully boarded with light, power and velux window. Store cupboard.

**BEDROOM 1: 14'4 x 11'6.**

Radiator. Two ranges of wardrobe cupboards with storage and drawers.



**BEDROOM 2: 12'2 x 9'.**

Cast iron fireplace. Radiator.



**BEDROOM 3: 7'7 x 8'4.**

Radiator.

**SHOWER ROOM:**

Shower cubicle with Triton shower and glazed screen. Vanity unit with wash hand basin and cupboards below. Low level W.C with concealed cistern. Part tiled walls. Vinyl floor.



**EXTERIOR:**

Front gardens with fencing and gate. Black and red quarry tiled path to front door.

Rear gardens are Westerly backing with brick pavia terrace. Partial covered area with outside tap. Shrub beds and bushes. Decking. Mature tree giving shade. Timber garden shed. Enclosed by high fencing giving privacy.



**EPC: D58**

**AGENTS NOTE:**

All room sizes are approximate

**VIEWING STRICTLY BY APPOINTMENT THROUGH**