



16B Grosvenor Road

, Gloucester, GL2 0SA

Offers in excess of £475,000



Do not miss this fantastic opportunity to acquire this spacious four-bedroom detached family home, ideally situated on the ever-popular Grosvenor Road.

The ground floor offers well-balanced and versatile living accommodation, briefly comprising an entrance porch, an impressive 25'7 lounge/diner perfect for both relaxing and entertaining, conservatory, cloakroom, utility room, and a generous open plan Kitchen/breakfast room.

Upstairs, the property boasts four well-proportioned bedrooms, complemented by a bathroom.

Additional benefits include double glazing, gas central heating, garage storage, and off-road parking for 2–3 vehicles.



Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed windows to side. Door through too:

Lounge/Diner

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, television point, radiator, power points.

Hallway

Stairs leading to first floor, doors to cloakroom, utility & kitchen/breakfast room.

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, partly tiled walls.

Kitchen/Breakfast Room

Upvc double glazed windows to both side & rear, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, cupboard housing boiler, partly tiled walls, tiled flooring.

Utility Room

Two Upvc double glazed windows to side, base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer. Door through to garage.

Conservatory

Upvc double glazed doors to rear, Upvc double glazed windows throughout, pvc roof.

First Floor Landing

Upvc double glazed windows to side, access to loft via hatch, power points, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, built in wardrobes, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Bedroom 4

Upvc double glazed windows to rear, radiator, power points, storage cupboard.

Bathroom

Upvc frosted double glazed windows to side, shower cubicle, low level wc & pedestal wash basin, partly tiled walls, radiator, towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, selection of flower & shrub borders, green house. Gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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