

ESTATE AGENTS



Farr & Farr

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PRICE: £279,950

REF: LG24222/JF

**20 HINTON ROAD
KINGSHOLM
GLOUCESTER
GL1 3JS**



**A LOVELY SEMI DETACHED EDWARDIAN FAMILY HOUSE IN A
POPULAR TREELINED RESIDENTIAL ROAD**

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20 HINTON ROAD, KINGSHOLM, GLOUCESTER

Hinton Road is a very popular treelined residential road situated off Lansdown and Denmark Road approximately ½ mile to the North of Gloucester City centre. Some of the areas best schools are within walking distance, good shopping is close by, access to the exciting Gloucester Quays and Cathedral is only a short walk, Cheltenham and the M5 is within easy reach.

Number 20 is being offered in lovely condition throughout with a 26' kitchen/breakfast room to the rear as well as a cloakroom and utility and 2 further reception rooms. On the first floor, the bathroom has been fitted into bedroom 3 and there is a landing/study or possible bedroom 3 as well as 2 other good bedrooms. To the exterior, the gardens are well maintained of a good size and private.

TWO/THREE BEDROOMS: STUDY/LANDING/BEDROOM THREE: LARGE BATHROOM: SITTING ROOM ADJOINING DINING ROOM: 26' KITCHEN/BREAKFAST ROOM: UTILITY ROOM: CLOAKROOM: GAS CENTRAL HEATING: DOUBLE GLAZING: ATTRACTIVE PRIVATE REAR GARDENS:

ENTRANCE PORCH:

Original half glazed door to:-

ENTRANCE HALL:

Mosaic quarry tiled floor. Decorative arch and coved ceiling. Radiator. Staircase to landing. Door to:-

DINING ROOM: 11'6 x 11'3.

Glazed door shelving. Double radiator. Window overlooking the garden. Wide arch to:-





SITTING ROOM: 13'8 x 11'.

Open fireplace with cast iron grate and tiled hearth. Meter cupboard. Double radiator. Coved ceiling. Picture rails. Bay window to the front.



KITCHEN/DINER: 26'3 x 8'5.

Dining area with slate tiled floor. Inset ceiling spotlights. Window to the side. Deep understairs store cupboard. Underfloor heating. Kitchen area Very comprehensively fitted with large Belfast sink and thick timber worktops with cupboards and drawers below. Wall and base units. Plate racks. Built in stainless steel and glass double oven and five ring stainless steel hob with back plate and cooker hood. Built in fridge and freezer. Built in dishwasher. Inset ceiling spotlights. Underfloor heating. Two windows to the front. Arch to:-





UTILITY AREA: 5'3 x 4'6.

Thick hardwood worktop. Built in cupboards with shelves above. Space for washing machine and dryer below. Upvc double glazed door to garden.

CLOAKROOM:

Low level W.C. Wash hand basin. Slate tiled floor. Extractor fan. Consumer box.

STUDY/LANDING/BEDROOM 3: 8'3 x 8'4.

Radiator. Window to the side. Door to bathroom. Access to loft.





BEDROOM 1: 14'8 x 10'10.

Wood stripped floor. Double radiator. Two windows to the front.



BEDROOM 2: 11'6 x 9'3.

Radiator. Wardrobe cupboard.



BATHROOM: 11'2 x 8'4.

(originally bedroom 3). Fully fitted with double ended bath and central mixer taps and shower attachment in raised tiled plinth with steps, tiled splash backs and built in mirror. Recessed shelving. Vanity unit with wash hand basin, cupboards below and large mirror behind with pelmet downlighting and shaver point. Large fully tiled shower cubicle with double headed stainless steel controls. Low level W.C. Half tiled walls. Vertical heated radiator/towel rail in stainless steel. Extractor fan. Inset ceiling spotlights.





EXTERIOR:

Front gardens with paved path to front door with gravel detail and path gated side access.

Rear garden with gated side access to large area of terrace with steps to further paved terrace. Lawns with flower, shrub and rose beds including sun flowers, area of lawns. Raised vegetable herb area. Enclosed by high fencing or hedges giving a good deal of privacy. Two outside lights. Fuel store. Tap.





EPC: D-60

**AGENTS NOTE:
All room sizes are approximate**



VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT