

ESTATE AGENTS



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PRICE: £435,000

REF: LG24235/JF

**96 KINGSHOLM ROAD
KINGSHOLM
GLOUCESTER
GL1 3BB**



AN ATTRACTIVE 1930'S DOUBLE FRONTED DETACHED FAMILY HOME IN SUPERB CONDITION THROUGHOUT

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96 KINGSHOLM ROAD, KINGSHOLM, GLOUCESTER

Number 96 is situated on Kingsholm 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 and access to the exciting Quays development at the Docklands and Cathedral are both within walking distance.

The property has been in the current ownership for many years and has gone through a series of upgrades and refurbishments and now offers a very practical family home in lovely condition throughout. All the 3 bedrooms are double, there is an ensuite to the master as well as a family bathroom and downstairs 2 separate reception rooms and a very well fitted kitchen/diner to the rear which overlooks the garden.

**THREE DOUBLE BEDROOMS: ENSUITE SHOWER ROOM TO THE MASTER:
FAMILY BATHROOM: SEPARATE W.C: GOOD SIZED SITTING ROOM:
LOUNGE: FULL WIDTH VERY WELL FITTED KITCHEN/DINER ADJOINING THE
GARDEN: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: AMPLE
PAVIA PARKING TO THE FRONT (see note below): EASILY MAINTAINED
PRIVATE REAR GARDEN:**

ENTRANCE PORCH:

Carriage light. Hardwood front door with coloured glass detail to:-

ENTRANCE HALL:

Of a good size. Staircase to landing. Cornicing. Dado rails. Radiator. Understairs cupboard and seating area. Consumer box.

SITTING ROOM: 14' x 13'6.

Bay window to the front. Cornice ceiling. Timber fireplace with tiled insets and electric fire. Two wall light points. T.V point. Dimmer switches. Window to rear.



LOUNGE: 12' x 11'7.

High quality flooring. Timber fireplace with tiled insets. Electric fire. Cornice ceiling. Window to the front with leaded light tops and window to the rear.



KITCHEN/DINER: 22'2 x 11'.

Kitchen area with comprehensively fitted with granite worktops with inset 1 ½ stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built in Neff double oven and four ring electric ceramic hob with glazed back plate and cooker hood. Built in dishwasher. Space for washing machine. Inset ceiling spotlights. Glass fronted crockery cupboard with internal lighting. Dining area with 2 contemporary vertical radiators. Inset ceiling spotlights. Tiled floor. T.V point. Double Upvc double glazed French doors with electronic internal blinds to terrace.







FIRST FLOOR:

LANDING:

Access to loft. Arched topped window to the front with coloured glazed detail.



BEDROOM 1: 14' x 13'6.

Bay window to the front with leaded light tops. Built in two double and two single wardrobe cupboards. T.V point.



ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with Gainsborough shower and folding glazed screen. Vanity unit with wash hand basin. Low level W.C. Half tiled walls. Vinyl floor. Vertical heated towel rail/radiator. Extractor fan. Spotlights.

BEDROOM 2: 12' x 11'6.

High quality flooring. Window to the front and rear. Radiator. Dimmer switch.



BEDROOM 3: 11' x 9'1.

Window overlooking the garden. Radiator. Vanity unit. Wash hand basin with cupboard below and mirror above. Pelmet lighting.



BATHROOM/SHOWER ROOM:

White suite with large corner jacuzzi bath with shower attachment. Separate double shower cubicle with Aquasplash shower panels and stainless steel double headed controls. Extractor fan. Spotlights. Curved sliding doors. Wide vanity unit with wash hand basin and drawers below. Fully tiled walls. Vinyl floor. Vertical heated towel rail/radiator in stainless steel.



SEPARATE W.C:

Low level W.C. Vanity unit. Wash hand basin with cupboards below. Half tiled walls. Vinyl floor. Spotlights.

EXTERIOR:

Front gardens recently laid to pavia drive with parking for 3/4 cars and turning area. Fencing to either side and hedges with wall to the front.

Note:

To the right hand side of the house the drive is shared with the bungalow to the rear.

Rear gardens with large area of recently laid stone paving with gravel and circular details with inset uplighters. Lawns. Summerhouse with doors and windows to either side. Timber garden store. Enclosed by close boarded fencing giving privacy. Outside lighting. Tap. Gated side access with pavia path.

OUTSIDE W.C:





AGENTS NOTE: All room sizes are approximate

EPC: TBC

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT