

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

PRICE: £145,000

REF: LG24232/JF

**9 KINGSHOLM COURT
KINGSHOLM
GLOUCESTER
GL1 3DH**



**A GOOD SIZED GROUND FLOOR MAISONETTE IN A
POPULAR AND CONVENIENT EDGE OF CITY CENTRE
POSITION**

City Centre:

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ office@
farr-farr.co.uk

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farr-farr.co.uk

Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farr-farr.co.uk

Churchdown:

1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
farr-farr.co.uk

9 KINGSHOLM COURT, GLOUCESTER

Kingsholm Court is situated just off Sandhurst Road and Kingsholm Road less than ½ mile to the North of the City centre. Good local shopping is close by and access to both the Cathedral and the Docks are both within walking distance.

Number 9 is a ground floor apartment, being one of a small development built in the 1960's with good sized rooms, separate kitchen and well fitted shower room. To the exterior communal gardens and a garage.

**TWO DOUBLE BEDROOMS: SITTING ROOM: SHOWER ROOM: KITCHEN:
ELECTRIC HEATING: UPVC DOUBLE GLAZING: COMMUNAL PARKING:
GARAGE:**

COVERED PORCH:

Upvc double glazed door to:-

ENTRANCE HALL:

Consumer box. Shelved store cupboard. Store heater. Deep downstairs cupboard.

SITTING ROOM: 14' x 10'9.

Night storage heater. T.V point. Two wall light points.



KITCHEN: 10'3 x 6'8.

Stainless steel sink unit set into worktops with cupboards below. Base units. Tiled floor. Plumbing for washing machine. Space for cooker.



BEDROOM 1: 12'5 x 10'9.

Laminated flooring. Underfloor heating. Wall thermostat. Telephone point.



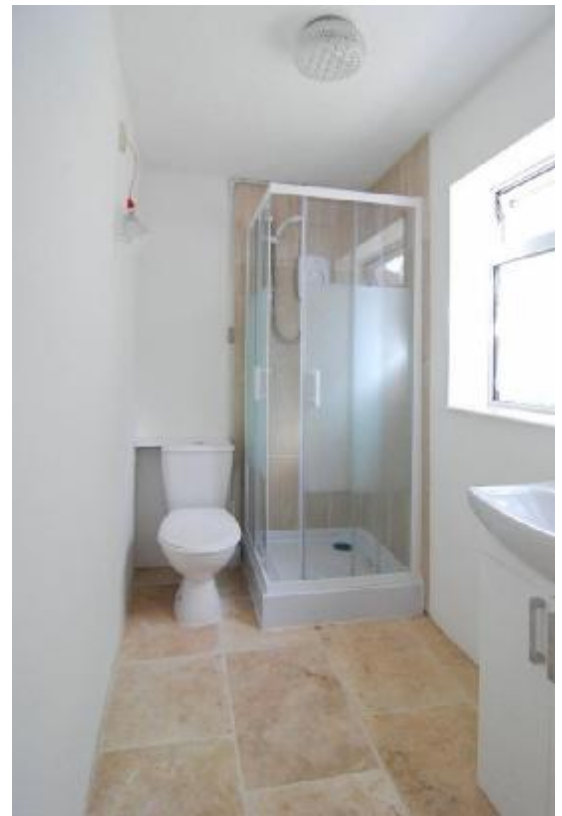
BEDROOM 2: 11'9 x 8'7.

Laminated flooring. Underfloor heating with wall thermostat.



SHOWER ROOM:

Recently installed with corner shower cubicle, fully tiled with Triton shower and glazed screens. Vanity unit with wash hand basin with cupboards below. Tiled floor. Shaver point. Linen/store cupboard.



EXTERIOR:

Communal gardens surround the property predominantly laid to lawns with mature trees giving shade. Seating areas. Parking.

GARAGE:
Up and over
door.



Approx Total Area: 60.2 m² ... 648 ft²

Drawn by: www.gloicesterenergysolutions.co.uk
This plan is for layout guidance only. Not drawn to scale, unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

EPC: D61

AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT