



19A Kenilworth Avenue, Longlevens, Gloucester, GL2 0QN

£500,000

Ref: LG24640

**VERY RARELY AVAILABLE, A SPACIOUS DETACHED BUNGALOW IN A HIGHLY DESIRABLE POSITION
BUILT TO VERY HIGH STANDARDS IN 2005**

Kenilworth Avenue is one of Gloucester's most popular treelined residential roads of individual properties, both modern and old. It is situated less than 1 mile to the East of Gloucester City centre, close to the hospital, the Cathedral, Gloucester rugby and the exciting development of the Docklands. Cheltenham and the M5 motorway are only a short drive.

19A was built in 2005 by the owner for his own occupation to very high standards and offers surprisingly spacious and very well planned accommodation with 2 double bedrooms, (the master having its own ensuite), a large living room with adjoining conservatory, a good sized dining room and well fitted kitchen. The exterior, offers good sized gardens to the front, side and rear which are private with ample parking and a detached garage and are laid for ease of maintenance.



ACCOMMODATION

ENTRANCE PORCH

Light. Upvc double glazed front door with matching side slips to:-

ENTRANCE HALL

(Of a very good size). Inset ceiling spotlights. Double radiator. High quality flooring. Alarm controls. Double cloaks cupboard. Double storage cupboard. Deep linen cupboard.

SITTING ROOM 20' 7" x 12' 0" (6.27m x 3.65m)

Marble fireplace with electric pebble effect fire. Double radiator. Two wall light points. T.V and cable point. Upvc double glazed doors to rear terrace. Upvc double glazed French doors to:-

CONSERVATORY 18' 3" x 10' 0" (5.56m x 3.05m)

High quality flooring. Two wall light points. Upvc double glazed French doors to front and rear.

DINING ROOM 13' 9" x 10' 10" (4.19m x 3.30m)

Two wall light points. Radiator. Upvc double glazed French doors to rear garden. Arch to:-

KITCHEN 10' 0" x 13' 10" (3.05m x 4.21m)

Comprehensively fitted with inset single drainer stainless steel sink unit set into worktops, cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Built in fridge and freezer. Built in Neff double oven with four ring electric hob and extractor hood. Kickboard heater. Built in washing machine and dryer. Inset ceiling spotlights. Alarm controls. Cupboard housing Vaillant gas fired central heating boiler. Upvc double glazed door to the side.

BEDROOM 1 17' 9" x 10' 1" (5.41m x 3.07m)

Small entrance area. Double radiator. Two double wardrobes and one single wardrobe cupboards with built in drawers. Telephone and T.V point.

ENSUITE SHOWER ROOM

White suite of pedestal wash hand basin. Low level W.C. Large shower cubicle with wash hand basin and stainless steel controls and glazed door. Fully tiled walls. Shaver light and medicine cabinet. Heated towel rail. Extractor fan.

BEDROOM 2 11' 10" x 10' 0" (3.60m x 3.05m)

Radiator.

FAMILY BATHROOM

White suite of panelled bath. Pedestal wash hand basin. Low level W.C. Bidet. Fully tiled walls. Vertical heated towel rail. Medicine cabinet. Shaver light. Extractor fan.

GARAGE 19' 6" x 10' 0" (5.94m x 3.05m)

Up and over door. Power and light. Eaves storage. Personal door to the rear.

EXTERIOR

Entered via brick pillared entrance to large area of pavia drive. Parking and turning areas. High trellising with path giving privacy to good further areas of terraces and lawns to the front and side of the property. Opening to:-

Rear gardens maturely hard landscaped predominantly laid to terrace with high brick border, shrub beds and rockeries for ease of maintenance. All enclosed by high fencing and walling to the front. Outside lights, tap and power. Wide path to the rear of the property leading to further area of gravel pavia ideal for storage or space for shed.

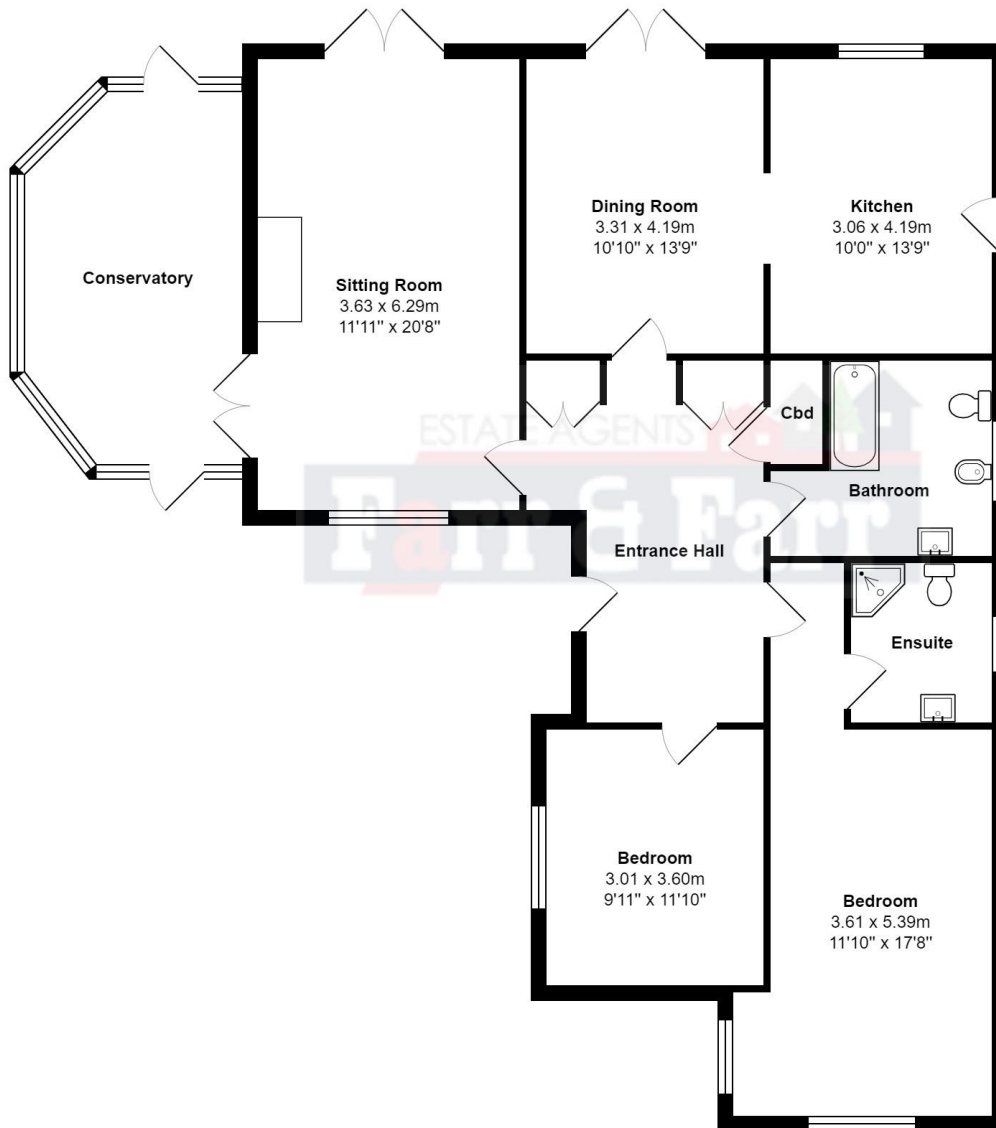
AGENTS NOTE

COUNCIL TAX: D

EPC: D62







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