



35 Kingsholm Road, Gloucester, GL1 3AZ

Offers Over £400,000

Nestled on the charming Kingsholm Road in Gloucester, this charming semi-detached house offers a perfect blend of character and modern living. With a generous 1,847 square feet of spacious accommodation, this period property is ideal for families or those seeking a comfortable home with spacious accommodation.

Upon entering, you are greeted by two inviting reception rooms, each adorned with beautiful period features and fireplaces that add warmth and charm to the space. These rooms provide an excellent setting for both relaxation and entertaining, making them the heart of the home.

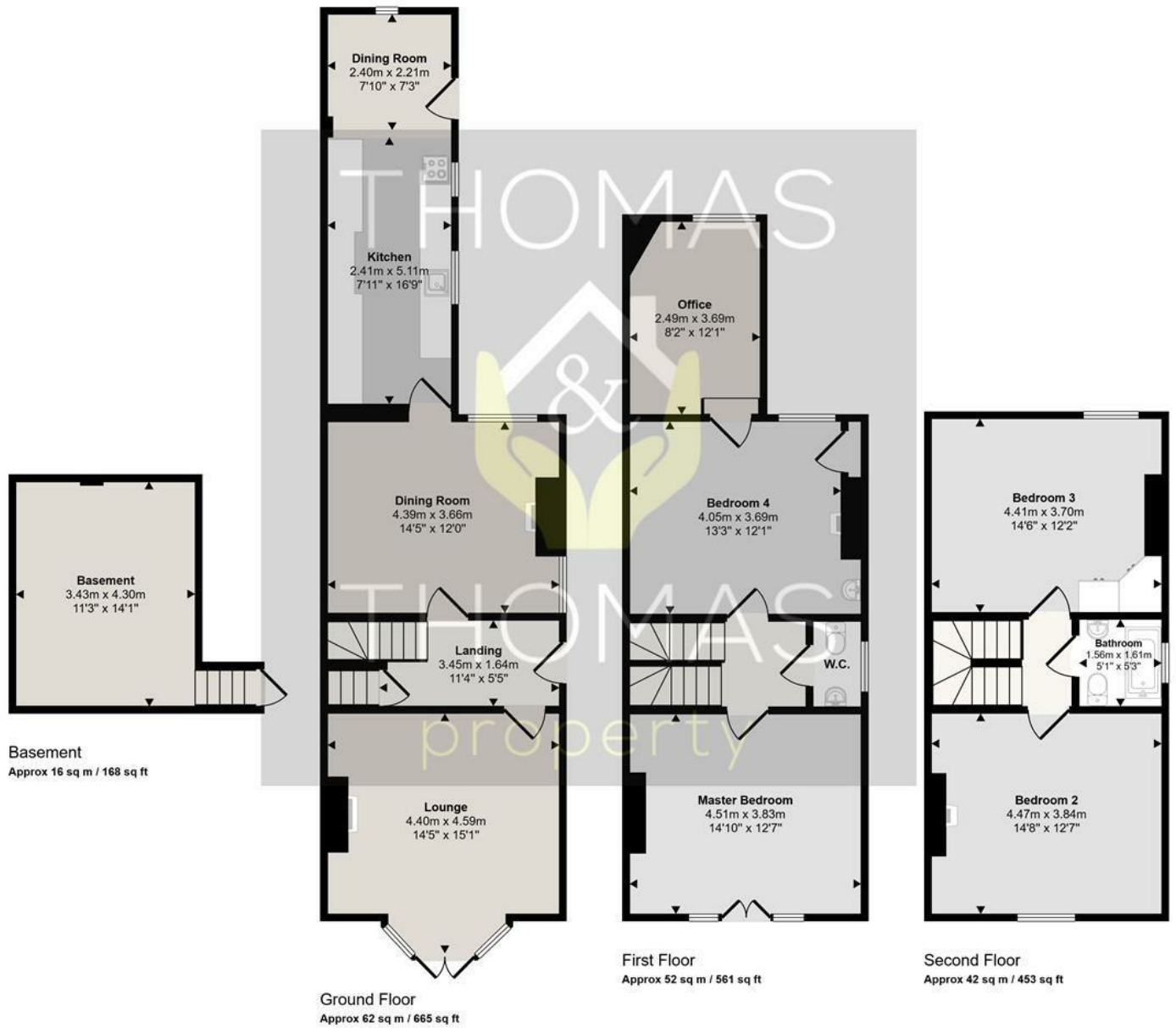
The property boasts four well-proportioned bedrooms, separate lounge, dining room and an impressive kitchen with ample storage and space for all freestanding appliances. Additionally to this the property further offers a basement, complete with power and light currently offering additionally storage.

To the front aspect you will find a lawned area and to the rear of the property, a driveway offering vehicle parking for two.

This superb family home property has an abundance of characterful features throughout including original tiles, fireplaces and large bay windows giving you a real feeling of space. A full virtual tour can be found online so please take a walk around and contact us today to book your viewing.

- Character Property
- Four Double Bedrooms
 - Basement
- Enclosed Garden
- Driveway Parking
- Central Location

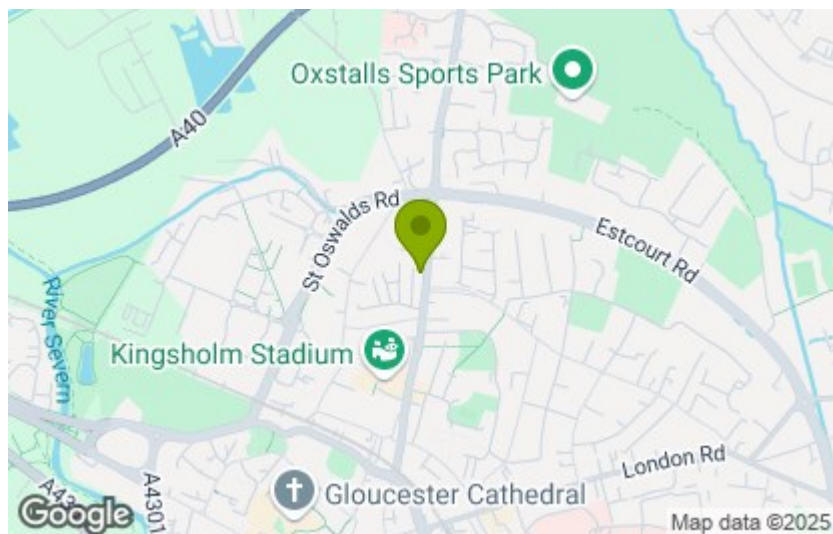
Approx Gross Internal Area
172 sq m / 1847 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
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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