



35 Hinton Road

Kingsholm, Gloucester, GL1 3JS

£315,000



Murdock and Wasley Estate Agents are delighted to welcome to the open market this three-double bedroom semi-detached period home. Situated in a popular and convenient location, this spacious family home boasts a south-facing garden, perfect for enjoying the sunshine. Additionally, it is within walking distance to Denmark Road High School, further enhancing its appeal. Must be viewed to appreciate all that it has to offer.



Entrance Hallway

Accessed via upvc double glazed door, traditional column radiator, door to under stairs storage cupboard, stairs to first floor landing, doors lead off:

Lounge 10'4" x 13'6" (3.16m x 4.14m)

Television point, power points, radiator, traditional fireplace with surround, coving, picture rails, wooden flooring, upvc double glazed bay window.

Family Room 10'9" x 10'3" (3.30m x 3.14m)

Data point, power points, radiator, gas fireplace with surround, picture rails, wooden flooring, low level storage cupboard, shelving for books, rear aspect upvc double glazed window.

Kitchen / Dining Area 21'1" x 9'6" (6.43m x 2.90m)

Range of base, wall and drawer mounted units, roll edge worktops, Belfast sink with mixer tap over, appliance points, power points. Cooker point with extractor hood over, space for washing machine, tumble drier and dishwasher, space for tall fridge/ freezer and dining table. Partly tiled walls, gas fired combination boiler, inset ceiling spotlights, side and rear aspect upvc double glazed window and side aspect upvc double glazed door leading to garden.

First Floor Landing

Access to loft via hatch with drop down ladder, traditional column radiator, side aspect upvc double glazed window. Doors lead off

Bedroom One 10'5" x 14'5" (3.19m x 4.40m)

Power points, radiator, ornate fireplace, wooden floor, front aspect upvc double glazed windows.

Bedroom Two 10'10" x 11'1" (3.31m x 3.40m)

Power points, radiator, wooden floor, rear aspect upvc double glazed windows

Bedroom Three 11'10" x 9'6" (3.63m x 2.90m)

Power points, radiator, rear aspect upvc double glazed window.

Bathroom 9'0" x 6'0" (2.75m x 1.84m)

Suite comprising panelled bath with mixer taps and shower over, low level wc, pedestal wash hand basin with taps over, partly tiled walls, traditional column radiator, side aspect frosted upvc double glazed window.

Outside

To the front of the property there is bloc-paved courtyard and pave leading to front door and side access.

To the rear of the property there is a fantastic patio area which provides a brilliant space to entertain. This leads down to a garden which is fully enclosed by trees and fencing.

Tenure

Freehold.

Services

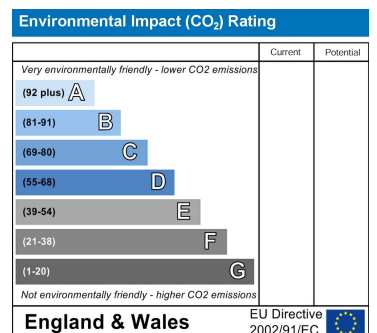
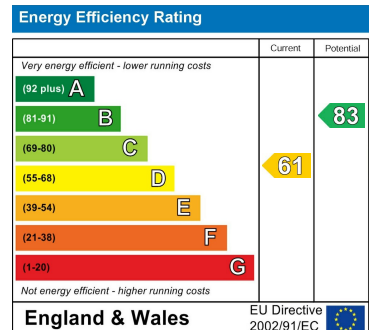
Mains Water, Gas, electric & drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

