



## 38 Kingsholm Road

Gloucester, GL1 3AU

**£399,950**



Murdock & Wasley Estate Agents are excited to present this five-bedroom terraced house now available on the open market. Located in a popular and central area close to the city centre and Royal hospital, this property offers original character features, spacious living across three floors and includes a low maintenance rear garden.

We feel this property is an ideal choice for a large family or an excellent investment opportunity for those interested in a student rental or HMO, pending necessary permissions.



### Porch

Accessed via upvc double glazed door, power points, tiled flooring, radiator. wall panelling. Door to:

### Entrance Hall

Power points, telephone point, two radiators, picture rail, dado rail, coving, wooden flooring, stairs to first floor landing. Doors lead off:

### Cloakroom

Low level wc, wall mounted was hand basin, radiator, Worcester gas fired combination boiler, wooden flooring, side aspect upvc double glazed window.

### Kitchen/ Family Room

Range of base, wall and drawer mounted units, solid wooden worktops, ceramic sink unit with a mixer tap over. Appliance points, power points, space for Range cooker, dishwasher, wine cooler and American fridge/ freezer. Island with solid wooden worktop and storage below, inset ceiling spotlights, tiled flooring, wooden door to pantry with power and light, two side aspect upvc double glazed windows and rear aspect upvc double glazed French doors leading to the garden.

### Dining Room

Power points, two radiators, picture rail, coving, space for dining table, feature open fireplace (currently capped off) , rear aspect upvc double glazed French doors.

### Lounge

Tv point, Virgin point, power points, two radiators, wooden flooring, feature fireplace, picture rail, coving, front aspect upvc double glazed bay window.

### Basement

Storage space with base mounted units, laminate worksurface, sink unit with mixer tap over, front aspect upvc double glazed window.

### Landing

Power points, two radiators, dado rail, stairs to second floor landing, wooden door to airing cupboard housing the pressurised cylinder. Doors lead off:

### Master Bedroom

Tv point, power points, two radiators, wooden flooring, coving, feature fireplace, two front aspect upvc double glazed windows. Door to:

### En-Suite

Suite comprising step in shower cubicle with shower off the mains, roll claw bath, pedestal wash hand basin, low level wc, heated towel rail, shaver point, wooden flooring, wall panelling, side aspect upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

Tv point, power points, radiator, rear aspect upvc double glazed window.

### Bedroom Four

Power points, radiator, side aspect upvc double glazed bay window.

### Shower Room

Suite comprising step in shower cubicle with shower off the mains, pedestal wash hand basin, low level wc, inset ceiling spotlights, upvc wall panelling, radiator, side aspect upvc double glazed window.

### Landing

Stairs to:

### Bedroom Five

Tv point, power points, radiator, Velux roof light, eaves storage. Opening to:

### En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, wall mounted wash hand basin, fully tiled walls, shaver point, side aspect upvc double glazed window.

### Outside

To the front of the property steps lead up to the front door.

A wooden gate provides side access to the rear garden.

To the rear of the property, you'll find an enclosed garden that features a flagstone patio, perfect for placing a table and chairs and ideal for entertaining guests. The patio leads up to an artificial lawn, which is usable year-round. Additionally, the garden is equipped with an outdoor tap, power outlets, and security lighting for your convenience.

### Tenure

Freehold

### Local Authority

Gloucester City Council

Council Tax Band: C

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

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



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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