



10 Honyatt Road

Kingsholm, Gloucester, GL1 3EB

£475,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this four double bedroom, semi-detached, 1900's period property situated in a sought-after location, close to Denmark Road High School and Kingsholm Church of England Primary School.

The property boasts spacious accommodation, including a lounge, an open-plan kitchen/dining area, and a conservatory that opens onto a south-facing enclosed garden. Additionally, it features a double garage providing parking for at least one vehicle, along with on street parking. Upstairs, the property offers four double bedrooms, two of which benefit from ensuite bathrooms, as well as a further family shower room, providing ample facilities for a growing household.



Entrance Hallway

Accessed via wooden door, radiator, tiled flooring, under stairs cupboard, stairs to first floor landing. Doors lead off:

Lounge

Power points, data points, fireplace with surround and log burner inset, picture rails, coving, ceiling rose, fitted shutters, upvc double glazed box bay window.

Dining Area

Power points, ceiling rose, coving, shelving with low level cabinets below, built in log burner, rear aspect upvc french door leading garden. Opening leads off:

Kitchen

Range of base, wall and drawer mounted units, solid wooden worktops, stainless steel sink with mixer tap over, appliance points, power points. Oven/ grill with five ring gas hob and extractor hood over, space for dishwasher, tall fridge/ freezer. Partly tiled walls, overhead lighting, side aspect upvc double glazed windows and upvc double glazed French doors leading through to conservatory.

Conservatory

Of brick base, upvc windows all around, rear aspect upvc double glazed doors leading to garden.

First Floor Landing

Doors lead off:

Bedroom One

Power points, built in wardrobes, juliet balcony, bespoke panelling, coving, ornate fireplace, side aspect upvc double glazed window. Door leads off:

Ensuite

Suite comprising free standing bath with mixer head and shower head over, low level wc, wall mounted wash hand basin with mixer tap over and storage below, partly tiled walls, radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, coving, ornate fireplace, front aspect upvc double glazed window.

Family Shower Room

Low level wc, wall mounted wash hand basin with mixer tap over and storage below, double step in cubicle with shower over, side aspect upvc double glazed window.

Second Floor Landing

Access to loft via hatch. Doors lead off:

Bedroom Three

Power points, radiator, rear aspect upvc double glazed dorma window, door leads off:

Ensuite

Suite comprising low level wc, pedestal wash hand basin, corner cubicle with shower over, velux roof light, partly panelled walls.

Bedroom Four

Power points, radiator, velux roof light, side aspect upvc double glazed dorma window.

Outside

To the front of the property a small courtyard is enclosed by a low level brick wall.

To the side of the a property a gate provides side access leading to the garden.

To the rear of the property there is a flagstone patio providing space for garden furniture, this leads down to a enclosed garden mainly laid to a raised lawn surrounded by mature shrubs and trees.

Garage

Up & Over door with power and lighting, Personal door leads through to garden.

Tenure

Freehold.

Services

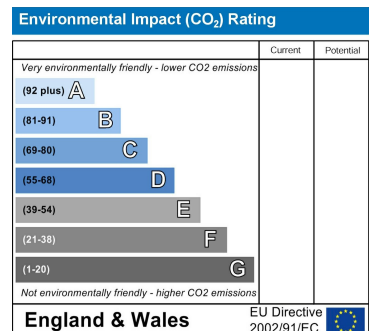
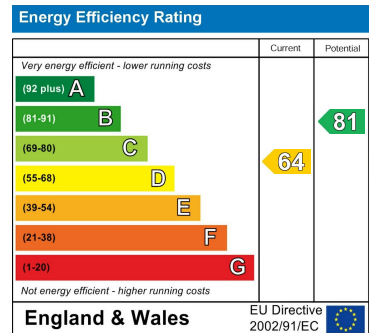
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

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.



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.

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