



13 Kingsholm Road

Gloucester, GL1 3AZ

Offers in excess of £500,000



Murdock & Wasley are delighted to present this exceptional five bedroom semi detached house to the market. Conveniently close to Gloucester city centre, Gloucester Royal Hospital, and top performing grammar schools, this impressive property offers spacious and versatile accommodation spread across three floors, ideal for modern family living.

At the heart of the home is a stunning open plan kitchen/diner, perfect for entertaining, complemented by a separate lounge for added relaxation. The property boasts five generously sized double bedrooms, three of which feature en-suite shower rooms, ensuring both practicality and a touch of luxury.

Externally, the home benefits from a low-maintenance garden, providing ample space to unwind, along with the added convenience of a garage and off-road parking.



Entrance Hall

Accessed via composite door, power points, laminate flooring, rear aspect upvc frosted double glazed window. Opening to:

Hallway

Power point, radiator, stairs to first floor landing, wooden door to basement. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with storage below, tiled splashback, radiator, Alpha gas fired combination boiler, laminate flooring.

Lounge

Tv point, telephone point, power points, feature fireplace, radiator, coving, side aspect upvc double glazed window. and front aspect upvc double glazed bay window.

Kitchen/Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, ceramic single bowl sink unit with mixer tap over. Appliance points, power points, tv point, Range cooker with five ring gas hob and extractor hood over, integral dishwasher, space for American fridge/freezer, washing machine and dining table and chairs. Partly tiled walls, exposed brick archway, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed windows and door leading to the garden.

First Floor Landing

Radiator, stairs to second floor landing. Doors lead off:

Bedroom One

Tv point, power points, radiator, bespoke fitted wardrobe with feature lighting, laminate flooring, picture rail, front aspect upvc double glazed bay window with shutter blinds. Opening to:

Dressing Room

Power points, radiator, wooden door to storage cupboard, inset ceiling spotlights, front aspect upvc double glazed window.

Bathroom

Suite comprising freestanding bath with separate taps, double step in shower cubicle with shower off the mains over, low level wc, jack and jill vanity sink unit with storage below. Partly tiled walls, mirrored vanity cupboard, radiator, tiled flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Two

Tv point, power points, radiator, fitted wardrobe, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising corner step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap. Partly tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Second Floor Landing

Power points, access to loft space. Doors lead off:

Bedroom Three

Power points, radiator, front aspect upvc double glazed window. Door to:

Jack and Jill Shower Room

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with storage below. Partly tiled walls, heated towel rail, mirrored vanity cupboard, tiled flooring, inset ceiling spotlights. front aspect upvc frosted double glazed window. Door to:

Bedroom Five

Power points, radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

Bedroom Four

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

Outside

The property is accessed through a wooden gate leading into a front garden, where a neatly laid lawn is bordered by a brick wall, with mature trees and hedges adding a sense of privacy. A block-paved pathway leads to the front door, while a wooden side gate offers easy access to the rear garden.

At the rear of the property, a beautifully maintained garden offers the perfect blend of tranquillity and entertainment. The expansive patio provides plenty of space for outdoor furniture, while decorative fencing and ambient lighting enhance the charm and privacy of the area. A versatile outbuilding, complete with a kitchenette and shower room, adds both convenience and functionality, making it an excellent space for guests or additional storage. Stylish and low-maintenance, this inviting outdoor retreat is ideal for both unwinding and hosting social gatherings. Additionally, there is a garage accessed via an up-and-over door and off-road parking for one vehicle.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: D

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		83
(69-80) C	72	
(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

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

