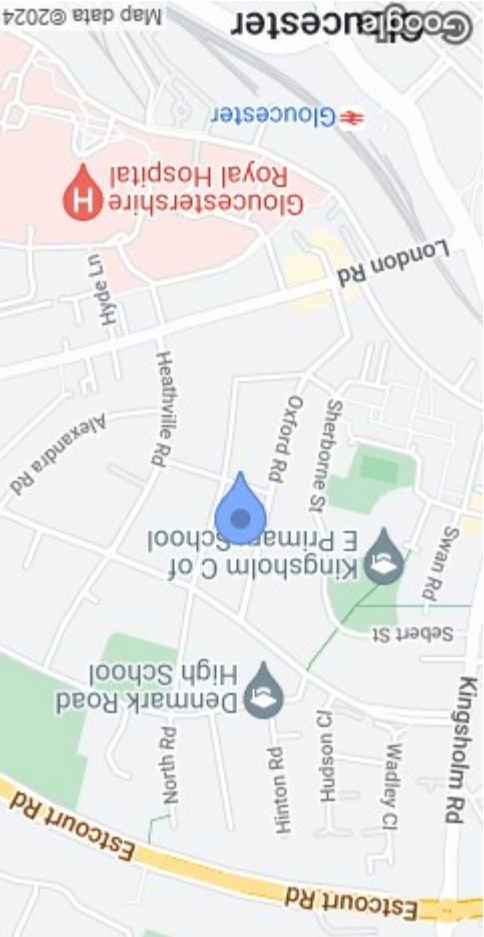


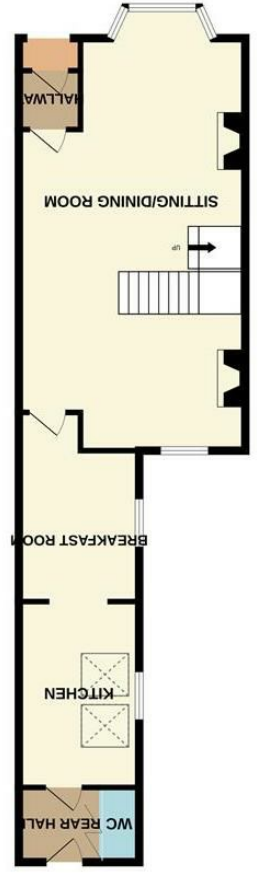


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Energy Efficiency Rating: 2020/1/EC</p> <p> A (93-101 kWh/m² per year) - Low energy costs B (81-92 kWh/m² per year) C (69-80 kWh/m² per year) D (55-68 kWh/m² per year) E (46-54 kWh/m² per year) F (39-45 kWh/m² per year) G (31-38 kWh/m² per year) - High energy costs </p>	<p>Environmental Impact (CO₂) Rating: 2020/1/EC</p> <p> A (10-35 g/kWh) - Low CO₂ emissions B (36-47 g/kWh) C (48-65 g/kWh) D (66-82 g/kWh) E (81-102 g/kWh) F (103-129 g/kWh) G (150+ g/kWh) - High CO₂ emissions </p>



TOTAL FLOOR AREA: 1226 sq. ft. (113.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained therein, measurements of doors, windows, rooms and any other items are approximate and not guaranteed to be exact. Prospective purchasers should verify the accuracy of the figures contained therein. The fixtures, systems and appliances shown have not been tested and no guarantee is given as to their operation or energy consumption.



8 Honyatt Road
 Gloucester GL1 3EB

£259,500

A charming extended Victorian end terrace home situated in the popular area of Kingsholm.

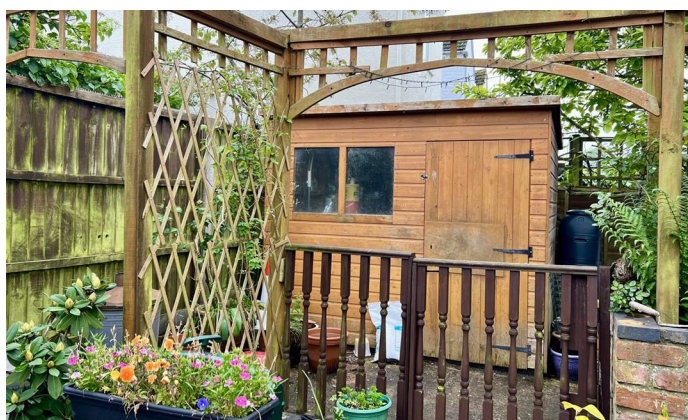
Internally the property comprises of entrance porch, sitting/dining room, breakfast room, extended kitchen, rear hallway, cloakroom, two double bedrooms and a bathroom.

Outside there is a low maintenance rear garden with raised flower beds and a decked seating area.

Additional benefits include period features, gas central heating and upvc double glazing throughout.

Kingsholm benefits from Kingsholm Primary School, a pharmacy, doctors surgery and a choice of pubs. There are also convenience stores and a large playground. It is home to Denmark Road High School which is a girls' grammar school with academy status. It has a mixed sixth form and is one of only three girls' grammar schools in Gloucestershire.

Kingsholm Stadium is a rugby union stadium located in the Kingsholm area of Gloucester and is the home stadium of Gloucester Rugby. The stadium has a capacity of 16,115. Kingsholm regularly hosts pop concerts, generally when the season has ended. The stadium has hosted acts ranging from Tom Jones, McFly, Ronan Keating and The Wanted. It has also hosted names such as Madness, Elton John, Jess Glynne and Lionel Richie and Little Mix.



Upvc double glazed door with opaque glass inserts leads into:

ENTRANCE PORCH

Radiator, door to:

SITTING/DINING ROOM

30'10" x 15'9" max (9.40m x 4.80m max)

Two feature fireplaces with inset gas fires, stairs leading off with storage under, three radiators, power points, tv point, upvc double glazed bay window to front elevation, upvc double glazed window to rear elevation, door into:

BREAKFAST ROOM

13'4" x 8'4" (4.08m x 2.55m)

Radiator, power point, tiled flooring, tv point, upvc double glazed window to side elevation, archway with heated towel rail into:

KITCHEN

12'11" x 8'2" (3.95m x 2.51m)

A range of matching white base, drawer and wall mounted units, roll edge worktops, ceramic sink and drainer, four ring gas hob with extractor above, integrated oven, integrated freezer, space for washing machine, space for dishwasher, space for fridge/freezer, partially tiled walls, tiled floor, spotlights, upvc double glazed window to side elevation, two roof lights, door into:

REAR HALLWAY

5'2" x 3'7" (1.58m x 1.10m)

Space for tumble dryer, wooden stable door with opaque glass inserts to rear elevation, door into:

CLOAKROOM

White suite comprising low level w.c., wall mounted wash hand basin, wall mounted storage, upvc double glazed opaque window to side elevation.

Stairs from the sitting/dining room lead to the first floor.

LANDING

Various doors leading off, radiator, power points, stained glass window to side elevation.

BEDROOM 1

15'10" x 11'5" (4.83m x 3.48m)

Ornate original iron fireplace with stone mantel, built in storage, two radiators, power points, tv point, two upvc double glazed windows to front elevation.

BEDROOM 2

12'2" x 11'4" max (3.73m x 3.47m max)

Built in storage, radiator, tv point, power points, upvc double glazed window to rear elevation.

BATHROOM

White suite comprising low level w.c. pedestal wash hand basin, panelled bath, separate shower cubicle with a brand new rainfall shower with a separate shower attachment, radiator, partially tiled walls, built in storage cupboards, upvc double glazed opaque windows to side and rear elevations.

OUTSIDE

The garden to the front is surrounded by wrought iron fencing and is laid to patio with a pathway leading to the front door,

To the rear there is a low maintenance rear garden which is mainly laid to gravel with a decked seating and raised flower beds all enclosed by fencing with gated side access.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester train station continue along Bruton Way and turn right at the traffic lights into London Road and proceed along taking the second left hand turn into Oxford Street. Continue along here turning right into Honnyatt Road where the property can be located on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

