



2B Kenilworth Avenue, Gloucester, Gloucestershire, GL2 0QJ

Offers in Excess of £685,000

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**Farr & Farr** Sales Lettings 



**2B Kenilworth Avenue, Gloucester,  
Gloucestershire, GL2 0QJ**

**Offers in Excess of  
£685,000**

**A VERY FINE INDIVIDUAL DETACHED FAMILY  
HOME SET IN A VERY CONVENIENT AND  
SECLUDED POSITION**

Number 2B is set in a cul de sac section of Kenilworth Avenue just over ½ mile to the East of Gloucester City Centre. Some of the City's most sought after school's are within walking distance and excellent local shopping is close by. The Cathedral and exciting development of the Docklands and the Quays are within easy reach, Cheltenham and the M5 are only a short drive.

The property has been the subject of a very major program of refurbishment in the current ownership in the last 10 years and now offers delightful, highly individual and adaptable family accommodation. Internally there are three/four bedrooms with bedroom four currently used as a third reception room. The master has its own ensuite shower room as well as a family bathroom. To the ground floor there is a beautiful formal sitting room with impressive fireplace, windows to the front and five doored bifolds overlooking the garden. There is a large dining room and beautifully fitted kitchen as well as a utility room. To the exterior there is ample parking to the front with space for up to 6 cars, space for a garage and large delightful mature landscaped gardens to the rear and

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#### **ENTRANCE PORCH**

Double glazed front door with leaded light and bevelled glass detail. Quarry tiled floor. Glazed double doors to:-

#### **ENTRANCE HALL**

Of a very good size with turning staircase to landing. Understairs cupboard. Large high-level window to the front. Double radiator.

#### **SHOWER ROOM/CLOAKROOM**

Fully tiled shower cubicle and stainless steel Mira controls. Vanity unit with wash hand basin. Low level WC. Tiled floor. Stainless steel towel rail. Extractor fan.

#### **STUDY 10' 0" x 5' 0" (3.05m x 1.52m)**

Radiator. Inset ceiling spotlights. Window overlooking the garden.

#### **SITTING ROOM 19'10" x 17' 1" (6.04m x 5.23m) Into bay.**

Two double radiators. Limestone fireplace with gas log effect fire. Coved ceiling. Windows to the front. Five door bifold to the south backing terrace and rear garden. Dual aspect.

#### **DRAWING ROOM/BEDROOM 4 16' 0" x 12' 0" (4.87m x 3.65m) Into bay.**

Double radiator. TV point. Attractive fireplace with shelved glazed fronted cupboards to one side. Coved ceiling. Three wall light points.

#### **DINING ROOM 12' 8" x 20' 3" (3.86m x 6.17m)**

Coved ceiling. Two double radiators. Window to the front and UPVC double glazed French doors to terrace. Dual aspect.

#### **KITCHEN 14' 0" x 13' 9" (4.26m x 4.19m)**

Beautifully fitted with granite worktops with inset double bowl Belfast sink and mixer taps, cupboards and drawers below. Wall and base units with cupboards below. Glass fronted crockery cupboards. Built-in AEG microwave and coffee maker. Built-in AEG gas hob with glazed back plate and concealed cooker hood. Built-in AEG double oven. Built-in dishwasher. Travertine tiled floor. Double radiator. Space for American style fridge freezer. Inset ceiling spotlights. Windows to the front and side. 15 light glaze door to:-

#### **UTILITY ROOM 13' 9" x 5' 3" (4.19m x 1.6m)**

Well fitted with inset stainless steel sink unit set into worktops with cupboards below. Broom cupboard. Travertine tiled floor. Radiator. Access to small loft. Inset ceiling spotlights. Double glazed door to garden.

#### **FIRST FLOOR LANDING**

Of a very good size with large window to the front. Radiator. Access to loft with retractable ladder. Radiator. Walk in airing cupboard with Worcester gas fired central heating boiler and hanging space with window and light.

#### **BEDROOM 1 17'5' x 10' 6" (5.3m x 3.2m) (max)**

Double radiator. Coved ceiling. Window overlooking the rear garden.

#### **ENSUITE**

Large double shower, fully tiled walls and stainless steel double headed controls with glazed sliding doors. Vanity unit in a contemporary style with wash hand basin and cupboard below. Low level WC with concealed system. Tiled wall and floor. Radiator/towel rail. Inset ceiling spotlights. Extractor fan.

#### **BEDROOM 2 12' 6" x 9' 4" (3.81m x 2.84m)**

Radiator.

#### **BEDROOM 3 13' 3" x 10' 4" (4.041m x 3.15m) (max)**

+ door recess. Complete range of three double and one single wardrobe cupboards. Bay window overlooking the garden. Double radiator.

#### **BATHROOM**

Panelled bath. Separate stainless steel Mira shower and glazed folding screen. Pedestal wash hand basin. Low level WC. Double radiator. Two walls fully tiled. Extractor fan.

#### **EXTERIOR**

Front gardens, very wide frontage with mature shrubs and trees adding to privacy. Large area of paved drive with parking for 5/6 cars. Divide to gravel area (space for garage). Gated side access to either side to:- Rear gardens of a very good size and south backing, beautifully and maturely landscaped giving a great deal of privacy. Large area of paved terrace and pond with waterfall and stone rockery with steps and opening onto a good area of lawn with an abundance of mixed flower and shrub borders. Mature trees including silverbirch, holly and evergreen. Central area of garden enclosed by fencing with shrubs and herbs

#### **GARDEN SHED/WORKSHOP 21' 8" x 9' 9" (6.60m x 2.97m)**

Light. Power. Workbenches and shelving. Double doors to the front.

#### **AGENTS NOTE**

EPC: C-69 COUNCIL TAX: F



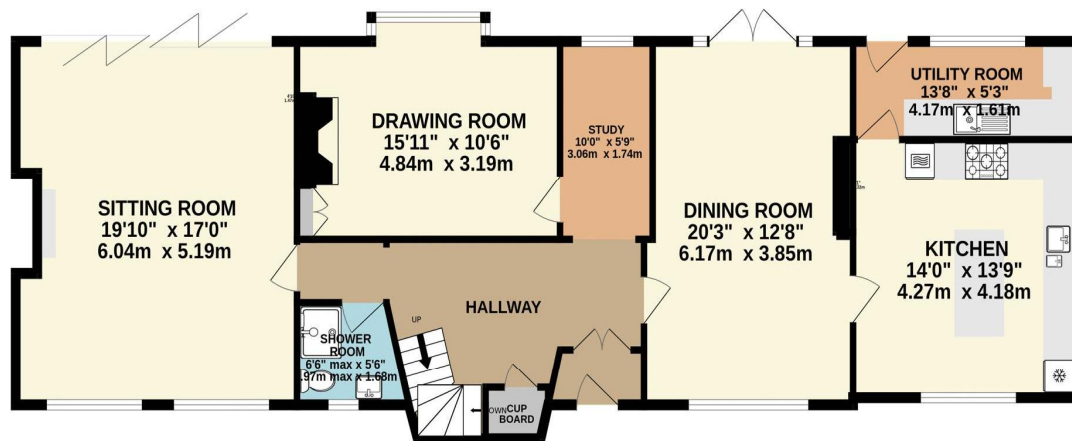




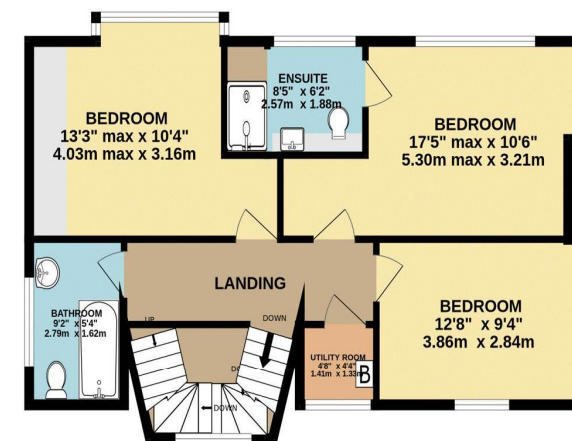




GROUND FLOOR  
1262 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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