



17A Kenilworth Avenue, Gloucester, GL2 0QN

Offers in Excess £600,000




Farr & Farr Sales
Lettings 

17A Kenilworth Avenue, Gloucester,
GL2 0QN

Offers in excess of
£600,000

ONE OF THE BEST MODERN DETACHED BUNGALOW'S AVAILABLE IN GLOUCESTER

Kenilworth Avenue is a very popular tree lined residential road just off Estcourt Road approximately 1 mile to the East of Gloucester city centre. Good schooling and the hospital are both within an easy reach and access to Cheltenham and the M5 is a short drive.

Number 17A is a detached bungalow with two/three bedrooms, a good size sitting room, large kitchen and utility room, dining room (could easily be bedroom three) and both bedroom one and two have their own en-suites. It is heated and double glazed throughout and to the exterior there is a large area of parking and turning area to the front as well as a double garage.

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ENTRANCE PORCH

UPVC double glazed front door with coloured glass and leaded light detail with glazed door to:-

ENTRANCE HALL

Of a very good size. Two wall light points. Wall thermostat. Radiator. Alarm controls. Double airing/wardrobe cupboard with factory cylinder and immersion heater.

CLOAKROOM

Low level WC. Wash hand basin. Part tiled walls. Radiator. Vinyl floor. Extractor fan.

INNER HALL

Inset ceiling spotlights and arch to dining room. Glazed door to:-

SITTING ROOM 25' 7" x 13' 9" (7.79m x 4.19m)

Stone fireplace. Four wall light points. Two radiators. TV point. UPVC double glazed sliding patio doors to both front and rear.

DINING ROOM 12' 3" x 10' 0" (3.73m x 3.05m)

(could be bedroom three) Radiator.

KITCHEN 14' 6" x 11' 2" (4.42m x 3.40m)

Comprehensively fitted with inset single drainer double bowl stainless steel sink unit with mixer taps and cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Built-in Neff ceramic hob with extractor hood and Bosch eyelevel double oven. Space for dishwasher. Breakfast bar. Glass fronted crockery cupboards. Spotlights. View of the garden. Radiator. Door to:-

UTILITY ROOM 0' 2" x 5' 8" (0.05m x 1.73m)

Single drainer stainless steel sink unit set into worktops with cupboards below. Plumbing for washing machine. Space for dryer and fridge freezer. Broom cupboard. Radiator. Extractor fan. Access to loft. UPVC double glazed door to rear garden.

BEDROOM 1 14' 5" x 12' 0" (4.39m x 3.65m)

Complete range of wardrobe cupboards with mirrored sliding doors. Built-in bed head. Dressing table and bedside cupboards. Double radiator.

ENSUITE BATHROOM

Panelled bath. Shower cubicle with Mira stainless steel controls. Low level WC with concealed cistern. Vanity unit with wash hand basin and cupboards below. Fully marbrex walls. Radiator. Vinyl floor. Shaver light. Extractor fan.

BEDROOM 2 15' 4" x 12' 0" (4.67m x 3.65m)

Two double built-in wardrobe cupboards with central bed head and bedside cupboards with cupboards above. Dressing table unit with drawers. Radiator.

ENSUITE

Fully tiled walls and shower cubicle with stainless steel controls. Extractor fan. Pedestal wash hand basin. Low level WC. Vinyl floor. Shaver light.

EXTERIOR

Front gardens with wall and gate posts leading to large area of macadam drive with parking for several cars. Ample turning space with lawn to each side with gravel detail. Gated side access to both sides.

Rear gardens of a very good size with large area of paved terrace and lawns with path, rockery and flowering shrub bed borders. Summer house. Outside tap and security lighting. All enclosed by close boarded fencing.

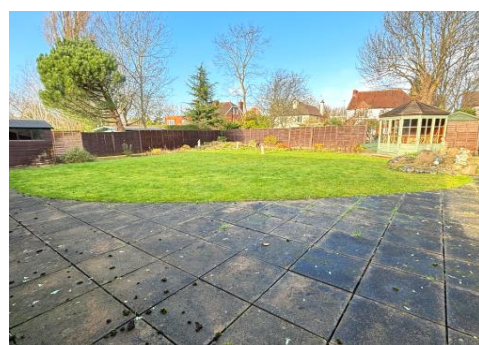
GARAGE 16' 2" x 16' 2" (4.92m x 4.92m)

Electric up and over door. Power and light. Workbench. Potterton gas fired central heating boiler. Access to small loft.

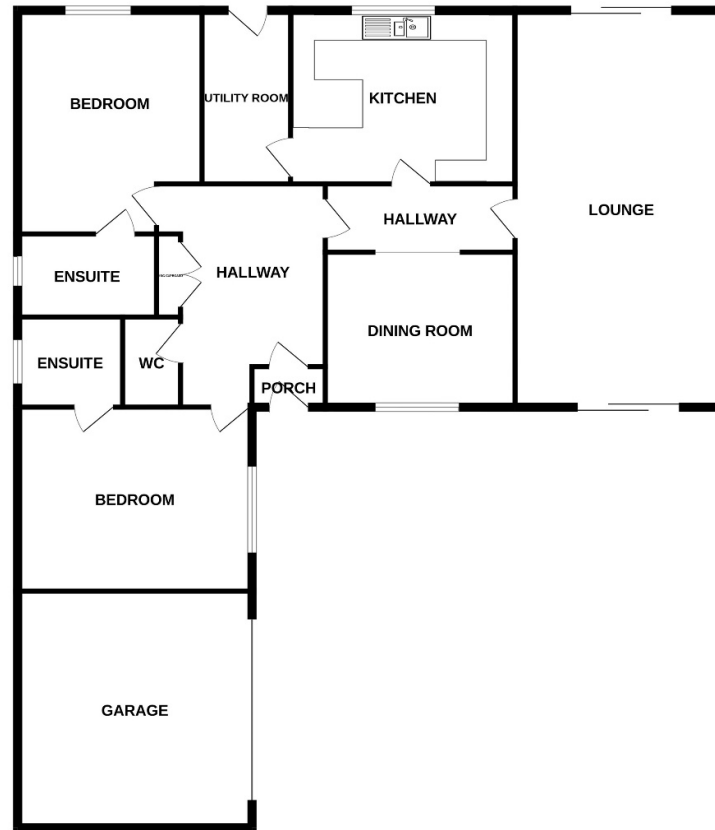
AGENTS NOTE

COUNCIL TAX: E EPC: C-72

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1585 sq.ft. (147.2 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.2 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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