



11B Kenilworth Avenue, Gloucester, Gloucestershire, GL2 0QN

£435,000



| 3



| 2



| 1



**11B Kenilworth Avenue, Gloucester,
Gloucestershire, GL2 0QN**

£435,000

AN INDIVIDUAL DETACHED FAMILY HOME IN
LOVELY CONDITION THROUGHOUT SET IN
ONE OF GLOUCESTER'S MOST POPULAR
TREE-LINED RESIDENTIAL ROADS

Kenilworth Avenue is in a very popular tree-lined residential road situated under 1 mile to the east of Gloucester city centre. A lot of local facilities are within walking distance, access to the exciting Docklands development at the Quays is close by and Cheltenham and the M5 is only a short drive. Number 11B has been the subject of a recent programme of modernisation and offers surprisingly spacious detached family accommodation. The master bedroom is very large and there is a recently fitted bathroom and a boiler. To the ground floor there is very well proportioned sitting room with double aspect, a good dining room, kitchen and conservatory. It is heated by gas throughout, has double glazing and to the exterior 22' garage to the side and ample parking and large landscaped gardens in two sections.

www.farrandfarr.co.uk

LARGE ENTRANCE PORCH

UPVC double glazed front door. Hanging space and etched glazed door with matching side slips to:-

ENTRANCE HALL

Again of a very good size with turning staircase to landing. Understairs cupboard. Wall thermostat. Radiator. Coved ceilings.

CLOAKROOM

Wash hand basin set into vanity unit. Low level WC. Tiled floor. Cupboard housing boiler.

SITTING ROOM 18' 0" x 13' 8" (5.48m x 4.16m)

Tiled open fireplace. Five wall light points. Double aspect. Two radiators. TV points. Coved ceilings.

DINING ROOM 12' 2" x 10' 0" (3.71m x 3.05m)

Radiator. Coved ceilings.

KITCHEN 13' 5" x 8' 1" (4.09m x 2.46m)

Inset single drainer stainless steel sink unit with mixer tap. Second worktops with cupboards below. Wall and base units. Tiled floor. Part tiled walls. Space for 110 cm cooking range with glazed back plate and stainless steel cooker hood. Undercounter fridge/freezer. Radiator. Spotlights. Shelved larder cupboard. Half glazed door to:-

CONSERVATORY 14' 9" x 10' 6" (4.49m x 3.20m)

Tiled floor. Power points. Ceiling fan and UPVC double glazed door to:-

GARAGE 22' 0" x 8' 6" (6.70m x 2.59m)

Up and over door. Power and light. Shelving and window to the rear.

LANDING

Flank window with coloured glass detail. Linen/store cupboard.

BEDROOM 1 18' 0" x 14' 0" (5.48m x 4.26m)

Double aspect. Two radiators. Vanity unit with wash hand basin and cupboards below. Medicine cabinet with mirrored front. Coved ceilings.

BEDROOM 2 12' 0" x 10' 0" (3.65m x 3.05m)

Radiator. Coved ceiling. Double wardrobe cupboard. Linen cupboard. Vanity unit with wash hand basin.

BEDROOM 3 12' 2" x 8' 4" (3.71m x 2.54m)

Radiator. Coved ceiling. Access to loft.

BATHROOM

White suite of panelled bath with mixer taps, shower attachment and fully tiled splashback with glazed screen. Vanity unit with wash hand basin and cupboards below. Low-level WC. Deep shelved store cupboard. Radiator. Vinyl floor.

EXTERIOR

Front gardens of a good size with brick paved drive with parking and turning areas. An abundance of flower, shrub and rose beds with wall and fencing surrounds. Further drive to the garage.

Rear gardens, beautifully landscaped and very private, well established and predominantly laid to lawns with areas of recently laid paved terracing. Timber garden shed and potting shed. Greenhouse. Trellis and stone walling to second area of garden, again laid to lawns with ornamental pond. Greenhouse. Summer house and garden store. All enclosed by mature trees, bushes, flower and shrub beds including rose. Outside water tap. Concealed compost area.

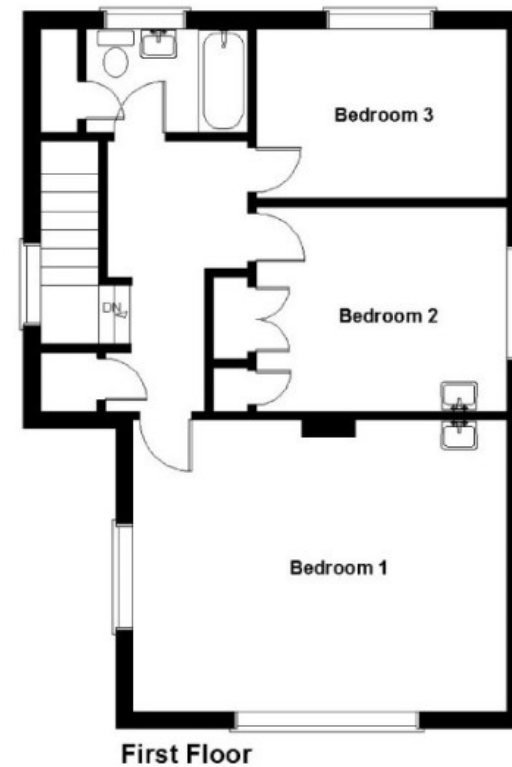
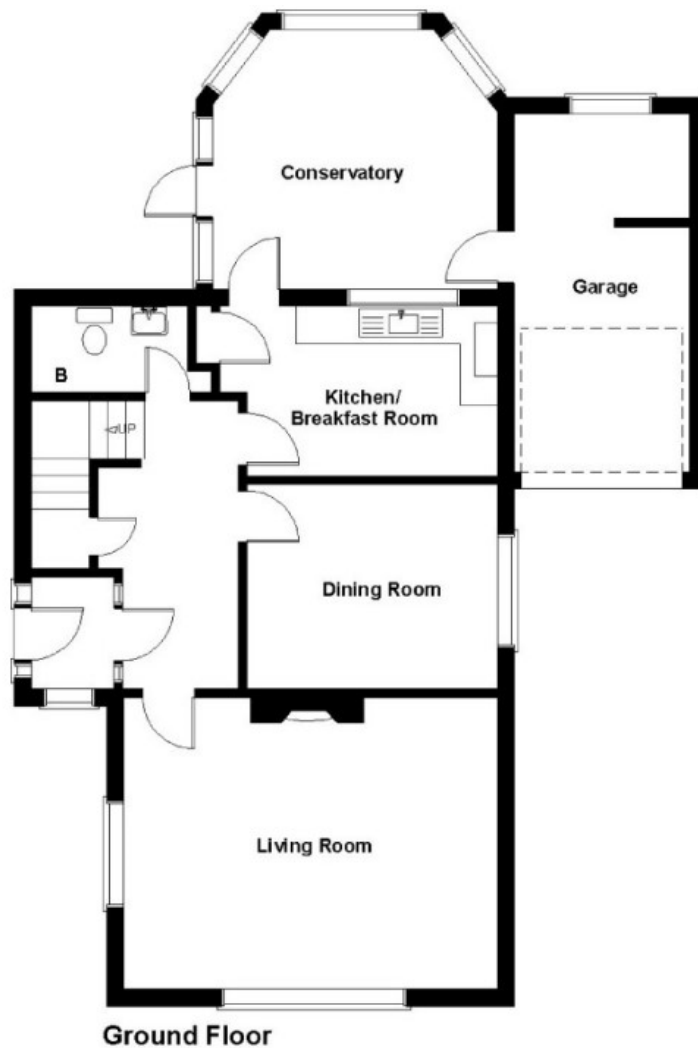
AGENTS NOTE

COUNCIL TAX: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		







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.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@farrandfarr.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@farrandfarr.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@farrandfarr.co.uk