



17A Kenilworth Avenue, Gloucester, GL2 0QN

£587,500

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Farr & Farr Sales Lettings 

17A Kenilworth Avenue, Gloucester,
Gloucestershire, GL2 0QN

£587,500

No Onward Chain

ONE OF THE FINEST MODERN DETACHED
BUNGALOWS AVAILABLE IN GLOUCESTER

Kenilworth Avenue is a very popular tree line residential road of a variety of properties situated approximately 1 mile to the East of Gloucester city centre, Gloucester station, the city centre and the exciting Docklands. Some of the area's most sought after schools are all within walking distance including Denmark Road and Sir Thomas Rich's. Excellent shopping including five major supermarkets are all close by and access to the M5 and Cheltenham is only a very short drive.

Number 17 is a highly individual and very well planned "L" shaped detached bungalow with excellent accommodation of two or three bedrooms, large sitting room, kitchen and utility room. The dining room could easily be a third bedroom, the master has its own ensuite and there is a good size family bathroom as well as an impressive hall. To the exterior, there is significant parking to the front with both parking and turning areas, a large double garage and level easily maintained but large enclosed rear gardens.

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ENTRANCE PORCH

UPVC double glazed front door 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.

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.

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.

ENVIRONS

There is good schooling locally eg Denmark Road High School, Sir Thomas Rich's, The King's School and in nearby Cheltenham, prestigious schools such as Cheltenham Ladies' College, Dean Close, Cheltenham College and Pates Grammar. All major supermarkets are within a five-ten minute drive of No 17a and there are also many local sporting clubs including golf clubs, gyms, Gloucester Rowing Club, Oxtalls Indoor Tennis Centre, GL1 Leisure Centre, Riverside Sports & Leisure Club and even a dry ski-slope at Robinswood Hill. For medical, a doctors surgery and dentist is located in the next road and Gloucestershire Royal Hospital, an acute District General Hospital, is also within easy reach. Access to Cheltenham is a short drive away which offers excellent shopping, theatre, restaurants, horse-racing and cinema. Enroute to Cheltenham is access to the M5, both north and south.

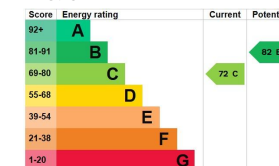
There are also bus routes within easy walking distance of No 17a to Gloucester City Centre and Cheltenham. Gloucester City Centre is renowned for its historic Cathedral with a 1,300 year long history. The town centre is undergoing a remodelling, including the a new coach station and refurbished train station where you can reach London Paddington in 1 hour and 40 minutes. The town is also home to the famous Gloucester Rugby Club where fans can watch the team play at their ground in Kingsholm, which is also within easy walking distance of 17a Kenilworth Avenue.

Gloucester Quays has something to offer everyone, from designer shopping outlets to wonderful eateries overlooking the famous Gloucester docks. There are numerous activities going on during the year for all the family, including the Orchard Street markets, food festivals, the Gloucester Tall Ships Festival (a bi-annual event, which will take place next in 2027), Christmas markets and ice-rink. Gloucestershire's countryside is characterised by the rolling hills offering numerous walking and hiking trails, including the Cotswold Way, the Daffodil Way and the Severn Way and picturesque villages of the Cotswolds, along with ancient woodlands and river valleys of the Forest of Dean. The property could be expanded to meet the needs of a growing family or become a beautiful retirement home - your choice. A truly lovely place to live, work and enjoy life with everything at your fingertips!

AGENTS NOTE

COUNCIL TAX: E

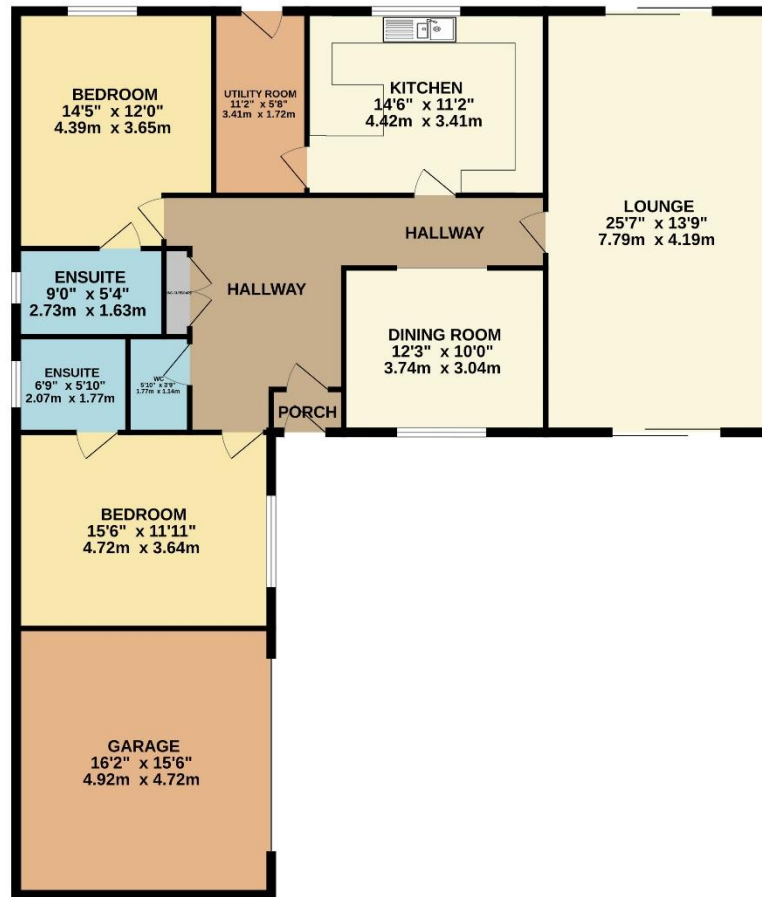
EPC: C-72







GROUND FLOOR
1607 sq.ft. (149.3 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 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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