

Kenilworth Avenue is in a popular tree-lined residential road just off Estcourt Road approximately one mile to the east of Gloucester City Centre (walkable within 20-30 minutes). This delightful detached property offers 2-3 bedrooms, a large kitchen with door to separate utility room (where there is access to the partially boarded loft with sliding loft ladder), two bedrooms with fitted ensuite bathrooms. A separate WC can be accessed from the large and welcoming hallway. The bungalow is double glazed and has central heating, a fitted alarm system and also a fibre connection for internet services. There is a separate dining room (which could become bedroom 3) and a large lounge with patio doors at both ends opening onto front and rear gardens. Externally there is security lighting surrounding the property, a large garage and parking for several cars (or even a motor home) with attractive lawns and borders to the front. The rear garden has a large area of paved terrace, a good sized lawn with surrounding paths, rockeries and flowering shrub borders. The rear garden also contains a lovely summer house with electricity connection. There is an outside tap and pipe for connection to water if a hot-tub or pond required. All enclosed by close boarded fencing.

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, Oxstalls 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. En-route 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. It is the burial place of King Edward II and the Cloister of Gloucester Cathedral represents some of the most significant medieval architecture in the world, famed for its remarkable fan-vaulting. It is especially renowned as a film location for various productions as Wolf Hall, Father Brown and Mary Queen of Scots, to name but a few and most notably the location for a number of Harry Potter films. 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!