



1 Henry Street, Kingsholm, Gloucester, GL1 3DZ

£245,000

🛏️ | 2

🛋️ | 2

🛁 | 1


Farr & Farr Sales Lettings 

**1 Henry Street, Kingsholm,
Gloucester, GL1 3DZ**

£245,000

**AN EDWARDIAN SEMI DETACHED HOUSE IN
BEAUTIFUL CONDITION THROUGHOUT SET
IN A VERY CONVENIENT EDGE OF CITY
CENTRE POSITION**

Henry Street is a popular residential road of Edwardian properties situated just to the East of Gloucester city centre and within 1/2 mile walk of the exciting Docklands developments at the Quays. All the facilities of the city centre are close by, the hospital and railway station are on the doorstep and access to Cheltenham and the M5 is only a short drive.

Number 1 is a sizable semi detached house, has been beautifully upgraded in the current ownership and offers well planned light accommodation. Both bedrooms are of a very good size. There is a large and well fitted bathroom and to the ground floor, two reception rooms and a kitchen which overlooks the garden and adjoins a conservatory. Additionally it is gas central heated and double glazed throughout and to the exterior there are rear gardens with wide side access.

www.farrandfarr.co.uk

ENTRANCE PORCH

UPVC double glazed front door with bevelled and leaded glass to:-

ENTRANCE HALL

Tiled floor. Double radiator. Decorative arch. Staircase to landing.

SITTING ROOM 11' 6" x 12' 2" (3.50m x 3.71m)

Hole in the wall style fireplace with hardwood mantel. Double radiator. High-quality flooring. Coved ceiling. Shelving and meter cupboard.

DINING ROOM 12' 2" x 11' 6" (3.71m x 3.50m)

Open fireplace with brick arch with cupboard and shelving to one side. Double radiator. High-quality flooring. Door to:-

KITCHEN 14' 6" x 7' 8" (4.42m x 2.34m)

Very well fitted with inset one and a half bowl sink unit with mixer taps and cupboards below. Wall and base units with worktops. Built-in oven with four ring gas hob and extractor hood. Plumbing for washing machine. Space for fridge. Radiator. High-quality flooring. Deep understairs store cupboard and half glazed door to:-

CONSERVATORY LOBBY 8' 10" x 7' 4" (2.69m x 2.23m)

Light. UPVC double glazed door to garden.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Linen press with hanging and shelving with storage above.

BEDROOM 1 15' 8" x 11' 7" (4.77m x 3.53m)

Two windows to the front. Victorian cast iron fireplace. Double radiator. Three double wardrobe cupboards and shelving to one side.

BEDROOM 2 11' 5" x 10' 0" (3.48m x 3.05m)

Double radiator. Victorian cast iron fireplace.

BATHROOM 14' 2" x 7' 9" (4.31m x 2.36m)

Standard clawfoot double ended bath with central stainless steel mixer taps and shower attachment. Low-level WC. Wash hand basin. Double shower cubicle with stainless steel controls and fully tiled splashback with glazed sliding doors. Shelving. Extractor fan and spotlights. High-quality flooring. Half tiled walls.

EXTERIOR

Front gardens with low wall and wrought iron gate with black and red quarry tiled path to the front door. Gated side access to:-

Rear gardens with area of terrace. Lawns with high sported fencing giving a good deal of privacy. Outside tap and security light. Outside WC.

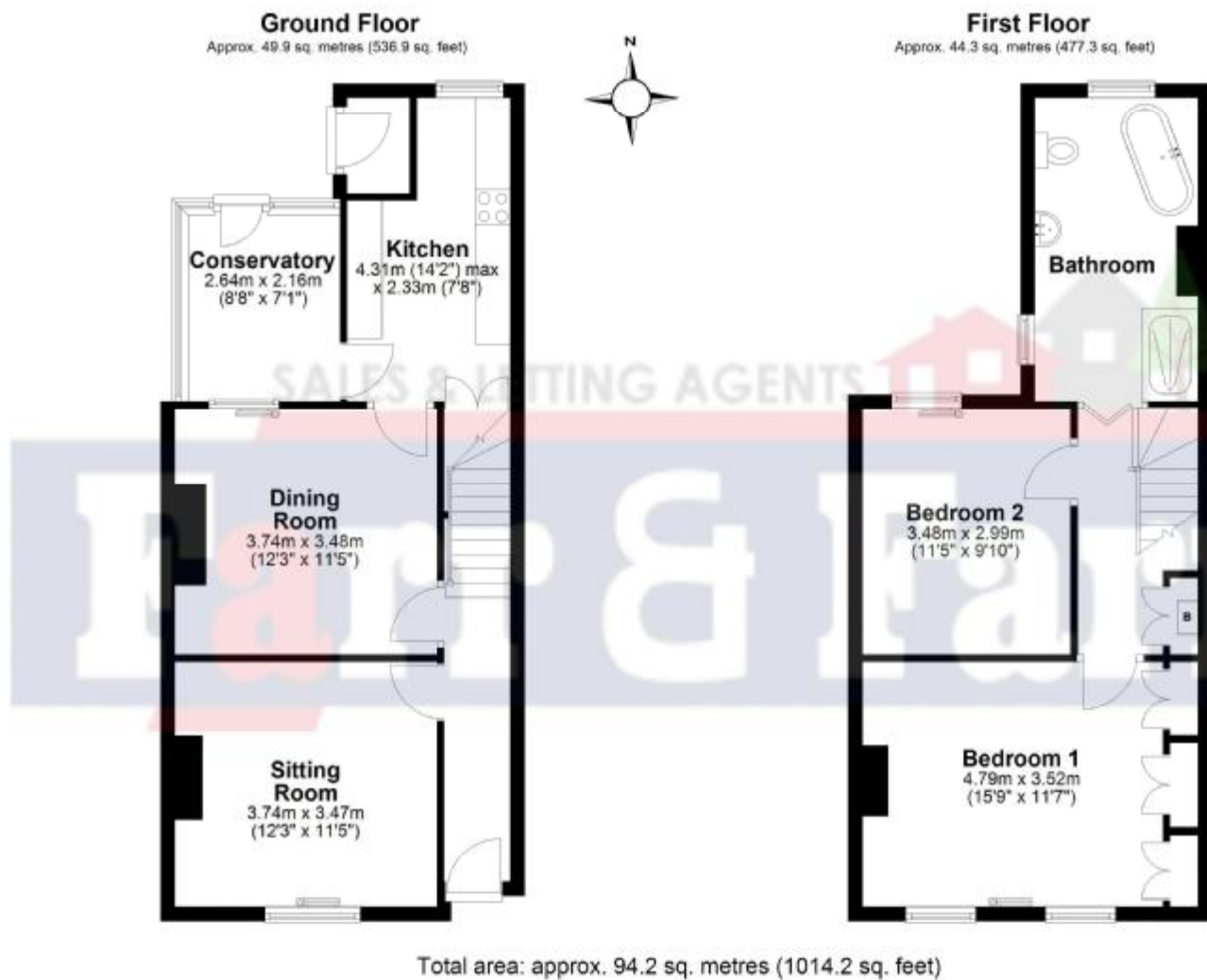
AGENTS NOTE

EPC: D-54

COUNCIL TAX : B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	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@
fairandfair.co.uk

Hucclecote

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

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 360444
✉ longlevens@
fairandfair.co.uk

Lettings

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