



SALES & LETTINGS



King Edwards Avenue, , Gloucester
Gloucestershire GL1 5DB

£390,000

- Four Bedrooms
- Large Kitchen
- Two Bathrooms
- Gas Central Heating
- Dining Room
- Detached Family Home
- Garage
- Off Road Parking

The Property

TG Sales is pleased to present this rarely available and impressive bay-fronted 1930s family home located on King Edwards Avenue, a popular tree-lined residential road just south of Gloucester city centre.

The property is generously sized and awaits a new owner to add their personal touch to the interiors. The ground floor features an entrance hall, a spacious lounge that opens into the dining room, a fitted kitchen/breakfast room with a separate utility room, and a downstairs cloakroom. Additionally, a door leads to a single garage and to the rear garden.

On the first floor, you will find four bedrooms—three doubles and one single—and a four-piece family bathroom.

Further benefits include off-road parking and an enclosed rear garden with side access. This family home has gas central heating and is double-glazed throughout.



Situation

This fantastic home is located close to The Quays Outlet Village and Docks, which has a fine selection of bars, restaurants, cinema and shopping facilities. Ideally situated for access to the local Primary Schools (Linden and Calton Road) and Grammar Schools (Ribston Hall and Crypt School), as well as the countryside, walks offered at Robinswood Hill.

Directions

SATNAV postcode GL1 5DB

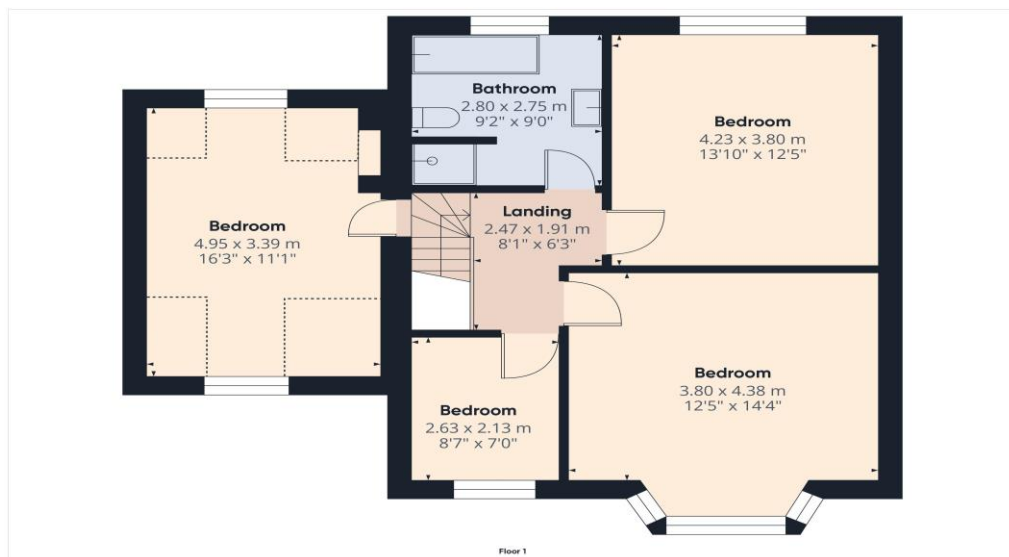
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band E





Head Office
 TG Sales & Lettings
 48 Stroud Road
 Gloucester
 Gloucestershire
 GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.