



23 Swan Road

Kingsholm, Gloucester, GL1 3BJ

£239,950



We are delighted to welcome to the open market this spacious terraced home, ideally located on Swan Road in the popular Kingsholm area.

Presented in good order throughout, the property offers excellent potential and would make an ideal first-time purchase or investment opportunity.

Conveniently situated within walking distance of the city centre, the home benefits from a range of local amenities and transport links nearby.



Entrance Hallway

Accessed via a Upvc double glazed front door, the entrance hallway features original ceramic tiled flooring and a radiator. Stairs lead to the first floor, with doors providing access to both reception rooms.

Lounge (Potentially Bedroom 4)

Upvc double glazed windows to front, radiator, power points.

Dining Area

Upvc double glazed french doors leading to the rear garden, radiator, power points. built in storage, under stairs storage cupboard.

Kitchen

Upvc double glazed windows to the side, fitted with a range of eye and base level units with roll-edge worktops incorporating a sink/drain, electric oven with induction hob and extractor hood. Additional features include a cupboard housing the combination boiler, tiled flooring, and power points.

Shower Room

Upvc double glazed window to rear, shower cubicle with electric shower over, low level wc & pedestal wash hand basin, heated towel rail.

First Floor Landing

Access to loft via hatch, doors to all bedrooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Rear Garden

An enclosed courtyard garden with storage.

Tenure

Freehold.

Services

Mains water, electricity, gas & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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