



**R B WALTERS**  
ESTATE AGENTS



*Kingsholm Square, Gloucester,  
Gloucestershire, GL1 2QJ.*

*£315,000*

Located opposite a private, gated garden and tennis court which is for the sole use of the residents of Edwy Parade and Kingsholm Square, this beautifully presented home retains plenty of charm and character and is within walking distance of the city centre, train station and hospital.

This spacious home has been sympathetically updated and enhanced by the current owner with living accommodation spread across three floors and then a cellar providing additional storage space. The ground floor has a lounge with feature bay directly overlooking the central square. There is also a dining room and good size kitchen. Upstairs there are 3 bedrooms and a bathroom. A staircase leads to the converted attic room which could be used as an additional bedroom if desired or make for an ideal office or playroom. Outside there is off road parking for 2 cars and a private rear garden.

### Agents Note

Residents of Edwy Parade and Kingsholm Square can pay £25 per annum to keep the garden square and tennis court private, and this also gains access to the ballot for tickets for the Wimbledon Tennis Championships.

### Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

### Entrance Hall

### Living Room

12' 5" x 11' 6" (3.78m x 3.50m)

### Dining Room

11' 8" x 10' 8" (3.55m x 3.25m)

### Kitchen

11' 9" x 8' 11" (3.58m x 2.72m)

### Cellar

### First Floor Landing

### Bedroom

16' 1" x 11' 7" (4.90m x 3.53m)

### Bedroom

11' 11" x 10' 6" (3.63m x 3.20m)





***Bedroom***

9' 0" x 5' 6" (2.74m x 1.68m)

***Bathroom***

6' 2" x 6' 1" (1.88m x 1.85m)

***Outside***

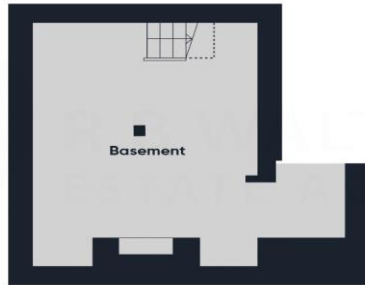
***Driveway Parking***

***Rear Garden***

***Attic Room***

16' 1" x 9' 11" (4.90m x 3.02m)

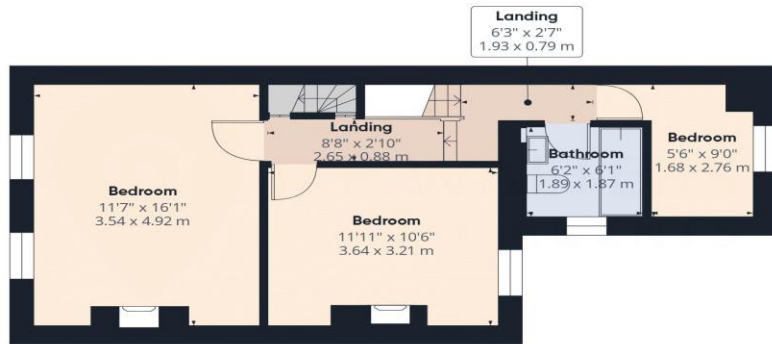




Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1273 ft<sup>2</sup>  
118.3 m<sup>2</sup>

Reduced headroom

48 ft<sup>2</sup>  
4.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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