



11 Hinton Road, Gloucester – GL1 3JS
£299,950

Farr & Farr Sales & Lettings

11 Hinton Road

Gloucester, GL1 3JS

A SUBSTANTIAL VICTORIAN SEMI DETACHED FAMILY HUOSE IN A VERY CONVENIENT AND QUIET NO THROUGH ROAD

Hinton Road is a popular residential cul-de-sac of Victorian properties situated off Lansdown Road and Denmark Road just ½ mile to the north of Gloucester city centre. Access to all the city centres facilities, the hospital and railway station as well as good schools are all within walking distance.

Number 11 has been in the present ownership for many years and is currently used as a HMO. Internally all three bedrooms are doubles, there is a good size bathroom and to the ground floor there are two separate receptions as well as a well fitted and sizable kitchen/breakfast room. Additionally it is gas heated throughout, has double glazing and to the exterior Westerly backing enclosed gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE PORCH

Arch and UPVC double glazed door with leaded light detail to:-

ENTRANCE HALL

Lovely mosaic coloured tiled floor. Double radiator. Decorative arch. Coved ceiling. Staircase to:-

SITTING ROOM

13' 5" x 11' 4" (4.09m x 3.45m)
Bay window to the front. Double radiator. Slate fireplace. Deep coved ceilings.

DINING ROOM

12' 9" x 11' 10" (3.89m x 3.61m)
Double radiator. Window to the rear. Door to:-

KITCHEN/BREAKFAST ROOM

16' 6" x 8' 10" (5.03m x 2.69m)
Very comprehensively fitted with inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Double radiator. Built-in Beeko double oven with four ring electric hob, glazed back plate and stainless steel cooker hood. Space for large fridge/freezer. Plumbing for dishwasher. Worcester gas fired central heating boiler and understairs store cupboard.



UTILITY ROOM

5' 9" x 4' 4" (1.75m x 1.32m)
Plumbing for washing machine. Space for dryer. Tiled floor. Shelf. UPVC double glazed door to garden.

CLOAKROOM

Low-level WC. Wash hand basin. Tiled floor. Radiator. Extractor fan.



FIRST FLOOR

LANDING

Access to loft. Shelled store cupboard.

BEDROOM 1

15' 0" x 10' 10" (4.57m x 3.30m)

Double radiator. Victorian style fireplace (closed) with shelving to one side.

BEDROOM 2

12' 10" x 9' 4" (3.91m x 2.85m)

Double radiator. Window overlooking the garden.

BEDROOM 3

10' 6" x 9' 0" (3.20m x 2.74m)

Double radiator. Window overlooking the garden.

SHOWER ROOM

Fully tiled walls with shower cubicle with stainless steel controls. Pedestal wash hand basin. Low level WC. Radiator. Vinyl floor. Extractor fan.



FRONT GARDEN

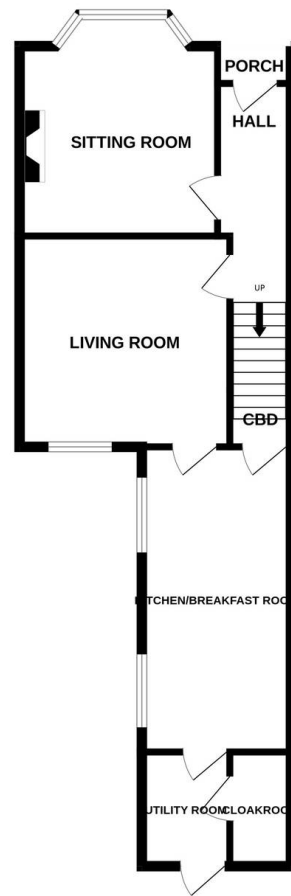
Black and red quarry tiled path to the front door. Low hedge and black brick path to the side gate and side access.

REAR GARDEN

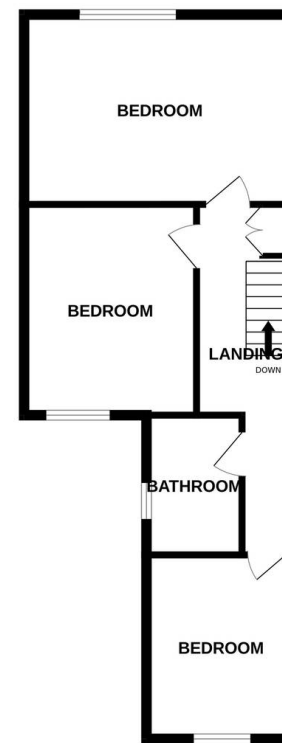
Rear gardens Westerly backing and well enclosed with gravel and black brick terrace opening onto lawn with path. Timber garden shed. Two mature trees. Outside light and tap. All enclosed by close boarded fencing. Further area of garden beyond fencing ideal for compost or storage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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