



## 6 Kitchener Avenue

, Gloucester, GL1 5EN

**Offers in excess of £210,000**



Located within easy walking distance of Gloucester Quays and Gloucester city centre, this attractive red-brick period terrace offers an excellent opportunity for first-time buyers or investors alike.

The property combines character features with practical living space and is offered to the market with no onward chain, allowing for a smoother and potentially quicker purchase. Situated in the popular Linden area, the home benefits from convenient access to local amenities & fantastic transport links.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power point, stairs leading to first floor, door through to lounge/diner.

### Living Room

Upvc double glazed windows to front, television point, radiator, power points, archway too:

### Dining Area

Upvc double glazed window to rear, radiator, power points. Door too:

### Kitchen

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for appliances, tiled flooring, partly tiled walls,

### Rear Hallway

Upvc double glazed door to side, door too:

### Ground Floor Bathroom

Upvc frosted double glazed windows to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, extractor fan, tiled flooring, partly tiled walls, extractor fan.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

### 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 area which is partly paved, mainly laid to lawn.

### Tenure

Freehold.

### Services

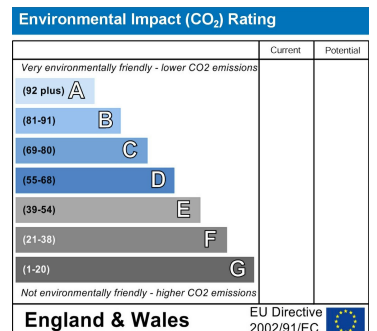
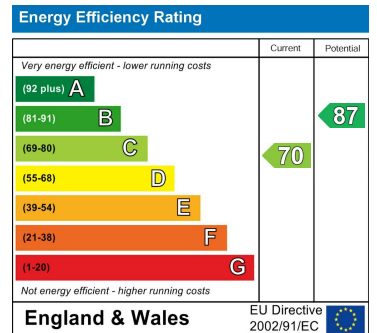
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band A

### Awaiting Vendor Approval

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



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