



55 Kitchener Avenue

Gloucester, GL1 5EN

Offers in excess of £300,000



We are delighted to welcome to the open market this fully transformed three-bedroom semi-detached home, perfectly suited for first-time buyers seeking a property they can move straight into.

Finished to a high standard throughout, this impressive home offers stylish and comfortable living, ideal for modern lifestyles.

Externally, the property benefits from a generous rear garden, a detached garage, and off-road parking — a rare and highly desirable combination in Linden.



Entrance Hallway

Accessed via Upvc double glazed front door, Upvc double glazed windows to sides, newly laid flooring, radiator, power points, doors to lounge, kitchen/diner & also cloakroom.

Cloakroom

Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, newly laid flooring, partly tiled walls.

Living Room

Upvc double glazed box bay window to front, television point, radiator, power points, newly laid flooring.

Open Plan Kitchen/Diner

Upvc double glazed windows & French doors to rear, eye & base level units with wooden work surfaces, sink/drain, electric oven with separate gas hob & hood, built in appliances, newly laid flooring, recessed down lights, power points.

First Floor Landing

Upvc double glazed window to side, power points, access to loft, doors to all rooms.

Bedroom 1

Upvc double glazed box bay window to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3

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

Bathroom

Upvc double glazed frosted window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, newly laid flooring, recessed down lights.

Rear Garden

A fantastic size which is partly paved, mainly laid to lawn, garage, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	49	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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