



**Cooks Orchard, Kingsholm GL1 3JY**  
**£340,000**



# Cooks Orchard, Kingsholm GL1 3JY

• Three bedroom semi-detached family home • Generous & flexible living accommodation • Private & enclosed rear garden • Off-road for multiple vehicles & single garage • Peaceful cul-de-sac location • Situated in the popular residential location of Kingsholm • EPC rating E52 • Gloucester City Council - Tax Band C (£1,900.50 per annum) 2024/2025

**£340,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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## Entrance Hallway

Spacious entrance hall provides access to the living room, dining room, kitchen and stairwell leading to the first floor accommodation.

## Living Room

Measuring approximately 18ft in size, the generous sized living room allows an abundance of natural light into the room via the window overlooking the rear aspect and through the sliding doors that provides access to the rear garden itself.

## Dining Room

Convenient sized dining room with window overlooking the front aspect of the property.

## Kitchen

Modern kitchen boasts ample worktop and storage space with integrated appliances to include electric oven, five ring gas hob and dishwasher. Convenient space is provided for additional free standing appliances alongside plumbing for an automatic washing machine. Access from the kitchen is provided to the side of the property as well as to the garage.

## Garage

Offering the potential to convert to additional living space, the garage benefits from power and lighting and is additionally accessed via wooden double doors to the front.

## Landing

The landing provides access all three bedrooms, family bathroom, separate w.c and to the loft above. Window overlooks the side aspect.

## Bedroom One

Double bedroom with window overlooking the rear aspect.

## Bedroom Two

Double bedroom with window overlooking the front aspect and built-in single wardrobe.

## Bedroom Three

Bedroom with window overlooking the rear aspect.

## Family Bathroom

Modern fully tiled white suite bathroom comprising of w.c, wash hand basin with storage below, bath with shower attachment over and window with frosted glass overlooking the front aspect of the property.

## W.C

Adjacent to the bathroom, the room comprises of an additional w.c, wash hand basin heated towel rail and window with frosted glass overlooking the front aspect.

## Outside

To the rear, the property boasts a low maintenance rear garden enclosed with fenced borders. Patio area provides the perfect space for seating and entertaining guests. Gated side access leads to the front of the property where the driveway provides off-road parking for multiple vehicles alongside access to the garage from the front.

## Location

The characterful and favoured residential setting of Kingsholm is located approximately half a mile and mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,900.50 per annum) 2024/2025.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

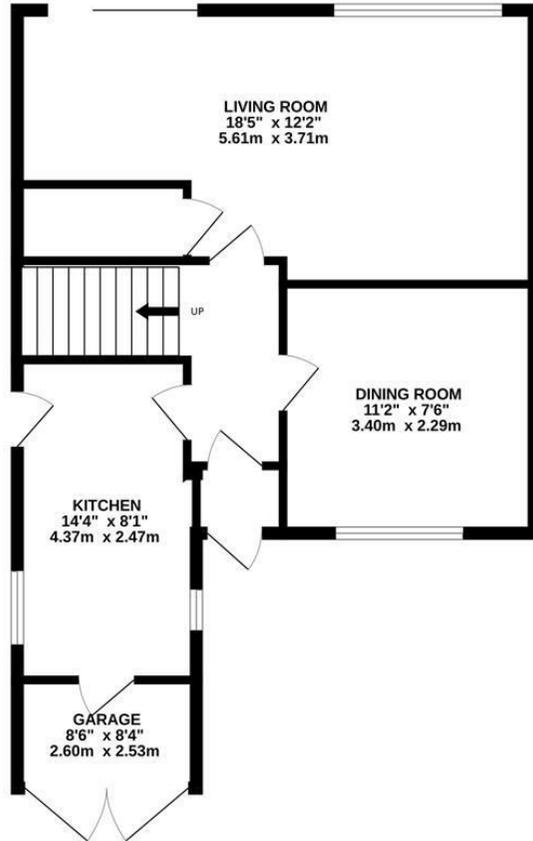
Heating: Gas central heating.

Broadband speed: Basic 9 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps download speed.

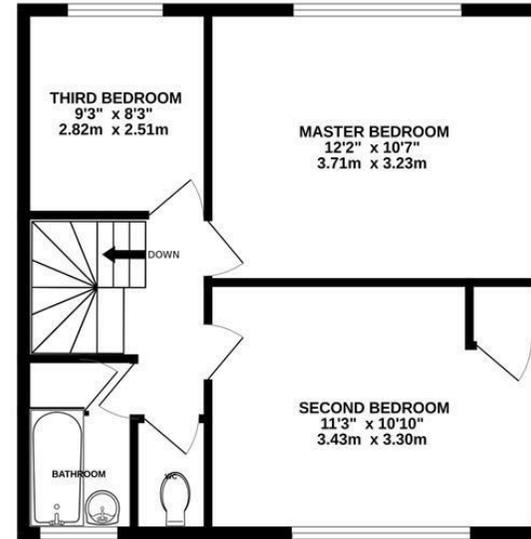
Mobile phone coverage: EE, Three, O2, Vodafone.



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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

