



Alexandra Road, Kingsholm GL1 3DR

£325,000



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• No onward chain • Four double bedroom end terraced townhouse • Enclosed rear garden & allocated parking space • Positioned in the popular leafy suburb of Kingsholm • Potential rental income of £1,300 pcm • EPC rating C76 • Gloucester City Council - Tax Band C (£1,731.94 per annum)

£325,000



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

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Entrance Hallway

Spacious entrance hall providing access to the lounge, kitchen, downstairs w.c and the stairwell leading to the first floor.

Lounge

Light and airy lounge with bay window overlooking the front aspect of the property.

Kitchen

Generous sized modern kitchen benefitting from ample worktop and storage space with integrated electric hob and oven as well as plumbing for an automatic washing machine. French doors provide access to the rear garden.

Downstairs W.C

Modern cloakroom comprising of w.c and wash hand basin.

Landing

Spacious landing, with window overlooking the side aspect, providing access to two of the bedrooms, bathroom and stairwell leading to the second floor landing.

Bedroom One

Double bedroom with bay window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bathroom

White suite family bathroom comprising of w.c, wash hand basin and bath with shower attachment from the tap.

Second Floor Landing

Spacious landing, with window overlooking the side aspect, providing access to the loft above, two of the bedrooms and the modern shower room.

Bedroom Three

Double bedroom with window overlooking the front aspect of the property.

Bedroom Four

Double bedroom with window overlooking the rear aspect of the property.

Shower Room

Modern white suite shower room comprising of walk-in shower cubicle, w.c and wash hand basin.

Outside

The rear garden is enclosed with walled and fenced borders. Mainly laid to lawn with patio area. Gated rear access leads to the rear whilst an allocated parking space is located to the front of the property.

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.

Local Authority, Services & Tenure

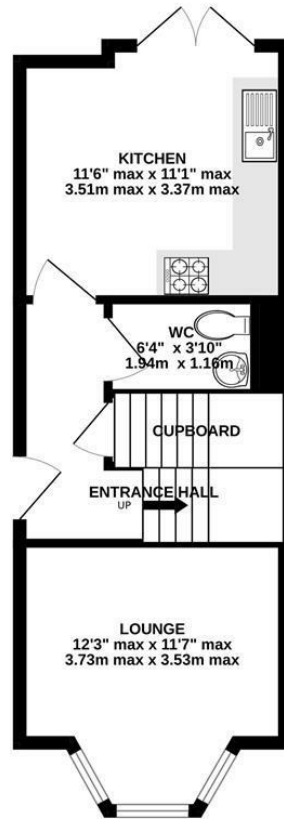
Gloucester City Council - Tax Band C (£1,731.94 per annum).

Mains water, drainage, electric and gas are connected to the property.

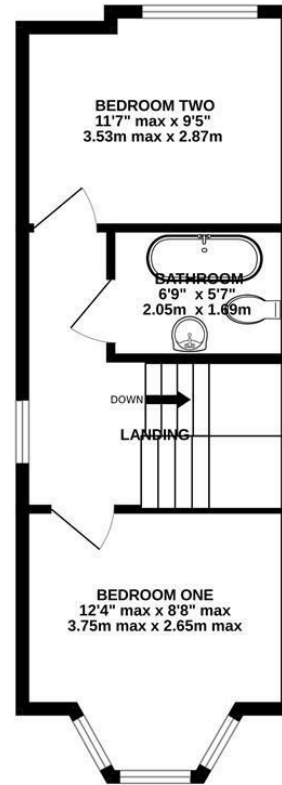
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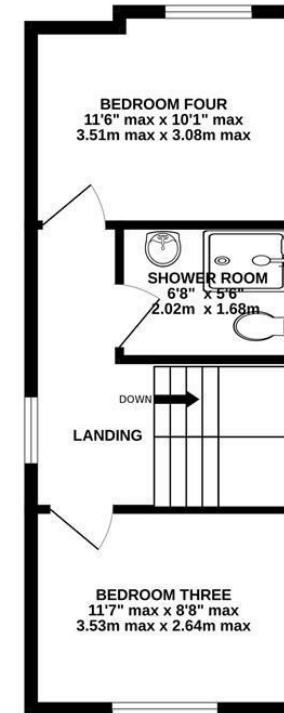
GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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.

