



Alexandra Road, Kingsholm GL1 3DR
Offers Over £300,000



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• No onward chain • Four bedroom terraced three storey townhouse • Enclosed rear garden & allocated parking space • Positioned in the popular leafy suburb of Kingsholm • Potential rental income of £1,300 pcm • EPC rating C80 • Gloucester City Council - Tax Band C (£1,731.94 per annum)



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Offers Over £300,000

Porch

Porch area with convenient space for shoes and coats opening through to the entrance hallway.

Entrance Hallway

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

Lounge

Generous sized lounge with window overlooking the rear aspect. Door provides access to the rear garden itself.

Kitchen

The modern kitchen provides ample worktop and storage space with integrated appliances to include electric hob and oven. Plumbing for an automatic washing machine and dishwasher is also provided whilst window overlooks the front aspect.

Downstairs W.C

White suite downstairs w.c comprising of wash hand basin and w.c.

Landing

Spacious landing area with built-in storage cupboard providing access to two bedrooms, bathroom and stairwell leading to the top floor accommodation. The landing offers a convenient space for office or study area if required.

Bedroom One

Double bedroom with window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bathroom

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

Second Floor Landing

Spacious landing area with built-in storage cupboard providing access to two bedrooms and the modern shower room.

Bedroom Three

Double bedroom with window overlooking the front aspect.

Bedroom Four

Double bedroom with window overlooking the rear aspect.

Shower Room

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

Outside

The rear garden is enclosed with fenced borders. Mainly laid to lawn with patio area. Gated rear access leads to the allocated parking space to the rear.

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

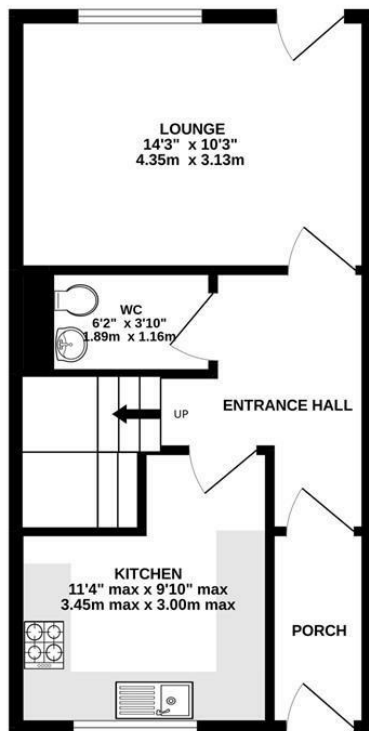
Gloucester City Council - Tax Band C (£1,731.94 per annum).

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

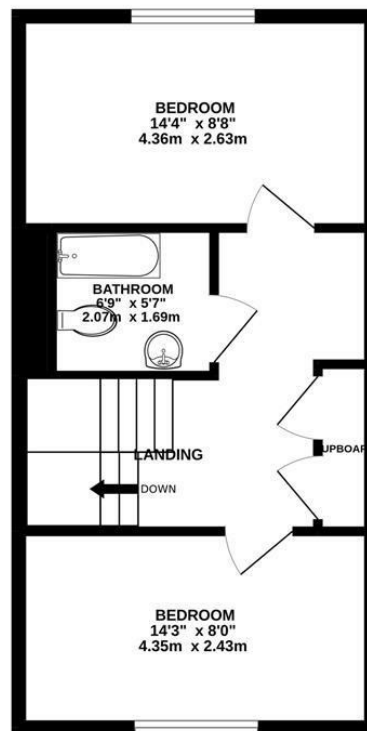
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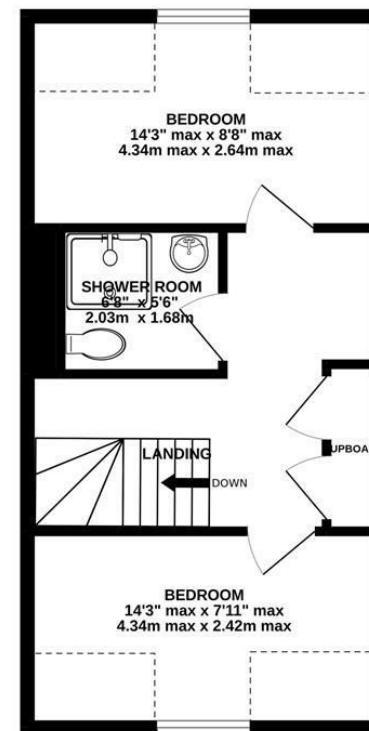
GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
82 (plus)	A		
61-81	B		
49-60	C		
35-48	D		
29-34	E		
21-28	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



