



**Oxford Road, Kingsholm GL1 3EE**

**£189,950**



## Oxford Road, Kingsholm GL1 3EE

- No onward chain
- Three bedroom bay fronted terraced property
- Generous living accommodation throughout
- Extensive rear garden
- Ideal residential or investment purchase
- Potential rental income of £850 pcm
- EPC rating D61

**£189,950**

### Accommodation

Stepping into the entrance hall providing access to the light and airy open plan living dining room with bay fronted window facing to the front courtyard garden and sliding doors leading to the rear garden. The ground floor of the property is completed with kitchen to the rear to include integrated four ring gas hob and electric oven whilst also benefitting from plumbing an automatic washing machine and dishwasher.

Taking the stairs to the first floor, the family bathroom benefits from bath, hand basin, w.c and separate shower cubicle. Two double bedrooms and a single bedroom complete the internal specification of the property.

### Outside

Externally the property boasts an extensive rear garden mostly laid to lawn with patio area. Subject to relevant planning permissions, the rear garden provides scope to extend the property further whilst maintaining a substantial rear garden. Setback from the

road the front courtyard area with walled borders leads to the property itself.

### Location

The characterful and favoured residential setting of Kingsholm is located 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 B  
Mains water, drainage, gas and electric are connected to the property.  
Freehold.



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

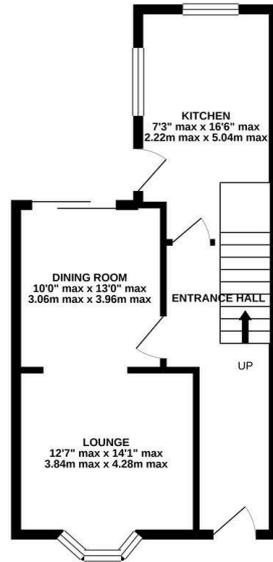
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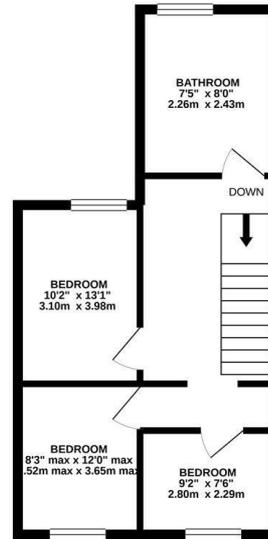
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GROUND FLOOR



1ST FLOOR



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