



01452 690553

sales@applebys.estate

www.applebysestateagents.co.uk



## 52 Swan Road

, Gloucester, GL1 3BJ

**£230,000**



This beautifully presented TWO/THREE bedroom period home is ready to move into! having undergone a complete renovation , benefitting TWO reception rooms, TWO double bedrooms 70ft (approx) rear garden. Situated in popular Kingsholm close to all the local amenities\*\*\*CHAIN FREE\*\*\*



## Entrance

Lounge 12'5 x 10'7 (3.78m x 3.23m)  
Dining Room 12'5 x 10'5 (3.78m x 3.18m)

Kitchen 10'10 x 7'6 (3.30m x 2.29m)

## Bathroom

Bedroom 1 12'5 x 10'7 (3.78m x 3.23m )  
Bedroom 2 12'5 x 10'6 (3.78m x 3.20m)  
Bedroom 3 10'5 x 7'6 (3.18m x 2.29m)

## OUTSIDE

Situated on a NO THROUGH ROAD on street permit parking

Gated side access to the rear landscaped garden large sandstone patio whilst the rest of the garden is mainly laid to lawn measuring approx. 70ft a gravelled area to the bottom ideal for garden shed or further seating area.

## Services

Mains drainage and gas central heating (new combi boiler 2021)

Gloucester City Council tax band B

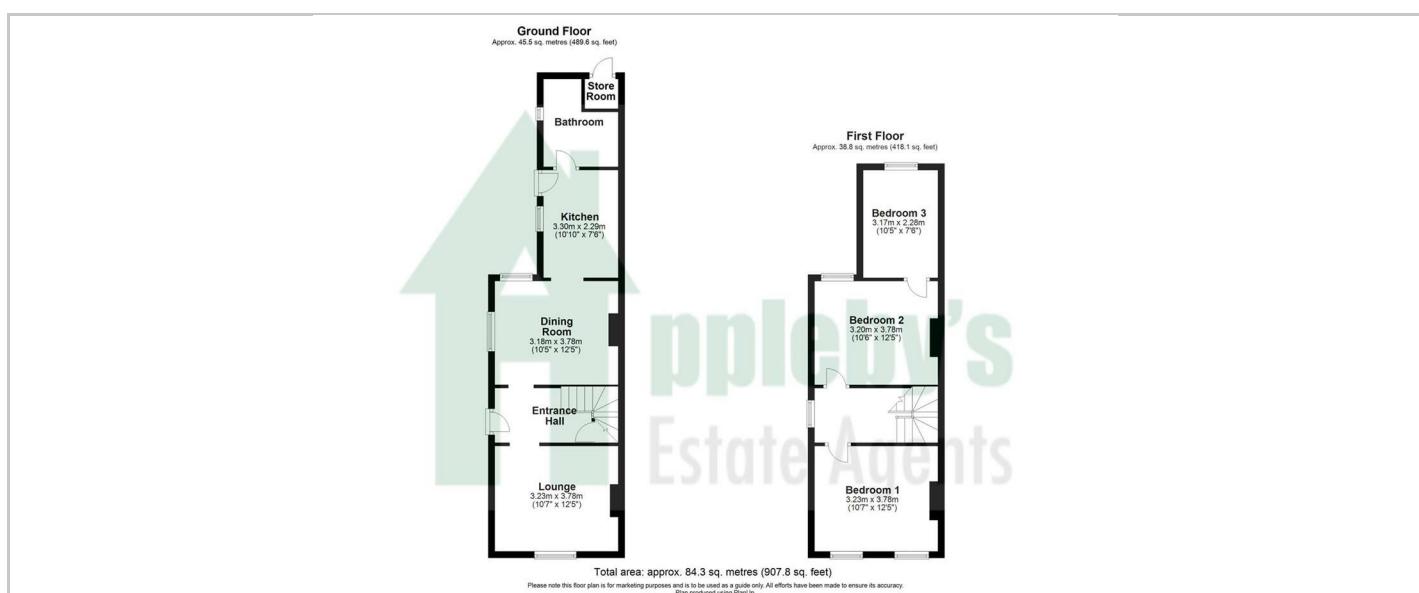
## Tenure

Freehold

## Area Map



## Floor Plans



## Energy Efficiency Graph

