

ESTATE AGENTS



# Farr & Farr

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**PRICE: £235,000**

**REF: LG24164/JF**

**23 SERLO ROAD  
KINGSHOLM  
GLOUCESTER  
GL1 2QW**



**A BEAUTIFULLY MODERNISED VICTORIAN TOWNHOUSE IN A  
SURPRISINGLY QUIET AND SMALL NO THROUGH ROAD**

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## **23 SERLO ROAD, KINGSHOLM, GLOUCESTER**

Serlo Road is a small popular cul de sac situated just off Deans Way close to the heart of historic Gloucester, the Cathedral and Docklands.

Number 23 has been modernised to high standards in the current ownership and offers surprisingly good sized accommodation with 3 double bedrooms and a luxury upstairs bathroom as well as 2 good reception rooms and a 17'6 kitchen/breakfast room to the rear which overlooks and adjoins the garden. Additionally it is gas central heated and double glazed throughout.

**THREE DOUBLE BEDROOMS: BEAUTIFULLY REFITTED BATHROOM:  
SITTING ROOM WITH ADJOINING DINING ROOM: LARGE  
KITCHEN/BREAKFAST ROOM ADJOINING THE GARDEN: GAS CENTRAL  
HEATING: UPVC DOUBLE GLAZING: GOOD SIZED LANDSCAPED PRIVATE  
REAR GARDEN:**

### **ENTRANCE PORCH:**

Glazed front door to:-

### **ENTRANCE HALL:**

Lovely quarry tiled floor. Radiator. Decorative arch. Cornice ceiling. Staircase to landing. Door to:-

### **SITTING ROOM: 10'6 x 10'8.**

Radiator. Coved ceiling. Cupboard housing meters and consumer box. Wide arch to:-



**DINING ROOM: 12' x 11'6.**

Radiator. Two T.V points. Open fireplace. Coved ceiling. Overlooking garden. 15 light glazed door to:-



**KITCHEN/BREAKFAST ROOM: 17'6 x 8'7.**

Very well and comprehensively fitted with inset stainless steel 1 ½ bowl single drainer sink unit with mixer taps, cupboards and drawers below. Worktops and splashbacks. Built in Lamona glass and stainless steel fronted oven with four ring gas hob, back plate and cooker hood. Built in fridge and freezer. Plumbing for washing machine. Radiator. Vinyl floor. Worcester gas fired central heating boiler. Window overlooking the garden. Upvc double glazed door to the side. Deep storage recess with light. Understairs cupboard.

**FIRST FLOOR:****LANDING:**

Access to loft.

**BEDROOM 1: 14'4 x 10'1.**

Two Upvc double glazed tilt and turn windows to the front. Radiator. Victorian cast iron fireplace. Shelled store cupboard.



**BEDROOM 2: 8'10 x 12'1.**

Radiator. Large tilt and turn window to the rear.



**BEDROOM 3: 8'9 x 8'8.**

Radiator. Tilt and turn window to the rear.





**BATHROOM:**

Of a good size with very well fitted white suite of panelled bath with contemporary mixer taps and separate stainless steel shower unit. Tiled splashbacks and glazed screen. Vanity unit with wash hand basin and cupboards below with contemporary mixer tap. Low level W.C. Vertical heated towel rail/radiator in stainless steel. Vinyl floor.



**EXTERIOR:**

Small paved front garden.

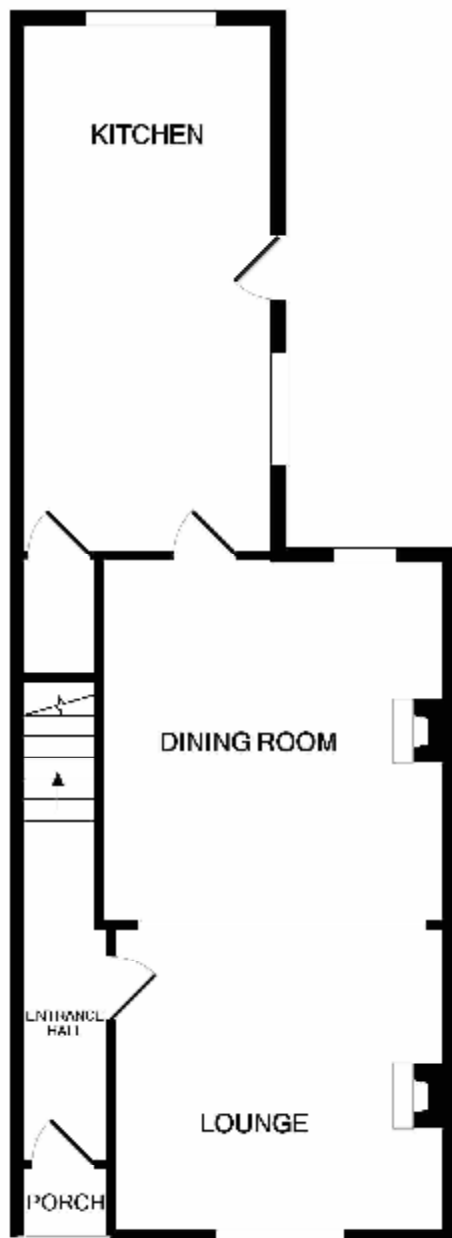
Rear gardens very well landscaped with two areas of gravel and paved terrace. Lawns and path. Shrub bed borders. Outside light and tap. All enclosed by close boarded fencing giving a good deal of privacy.



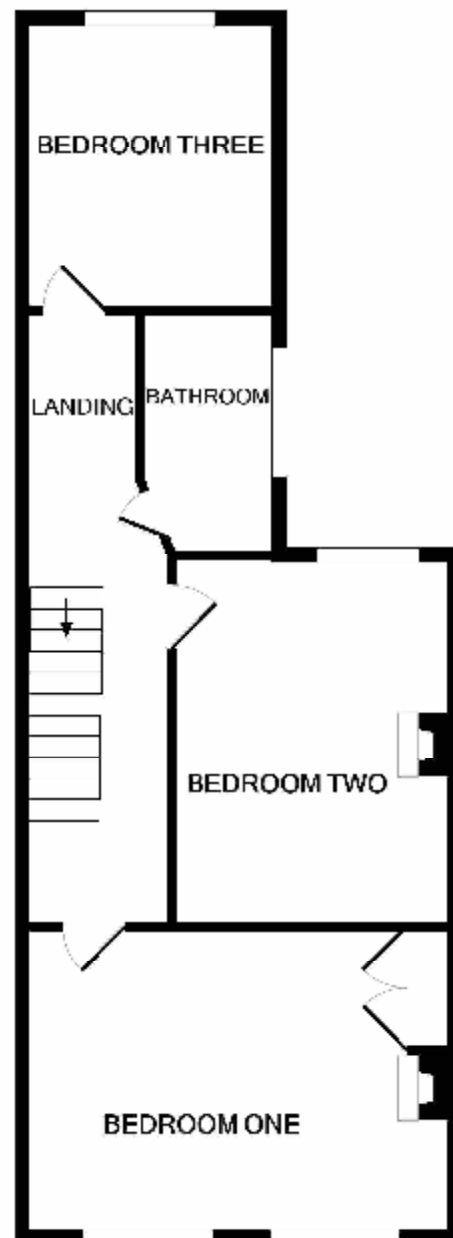
**EPC: D-59**

**AGENTS NOTE:**

**All room sizes are approximate**



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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