

ESTATE AGENTS



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PRICE : £339,950

REF: LG24098/JF

**4 KINGSHOLM SQUARE
GLOUCESTER
GL1 2QJ**



**A BEAUTIFULLY RENOVATED 1920'S SEMI DETACHED
HOUSE SET IN AND GLOUCESTER'S MOST SOUGHT
AFTER SQUARE, OVERLOOKING THE TENNIS COURTS**

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Lettings:

40 Oxstalls Way
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No. 4 has been extensively upgraded and maintained by the current owners to a very high standard, whilst maintaining much of the property's original character. Internally, there are three good sized bedrooms with the master overlooking the square and tennis courts, a beautifully fitted bathroom and separate shower room. On the ground floor there are two fine reception rooms, cloakroom and a very well fitted kitchen with useful adjoining utility room. It has gas central heating throughout and timber double glazing. To the front of the property there is recently laid brick pavia parking for two cars, and to the rear landscaped predominately walled gardens.

Kingsholm Square is Gloucester's most sought after small hidden square situated just off Kingsholm Road approximately half a mile to the north of Gloucester City Centre. Within the square there are tennis courts and an active club which residence are automatically members helping with a vibrant community. Good local shopping is close by, some of the cities sought after schools are within walking distance and the exciting docklands development at the Quays is only a short drive.

**3 GOOD BEDROOMS : BATHROOM : SHOWER ROOM : SITTING ROOM :
DINING ROOM : BEAUTIFULLY FITTED KITCHEN : LARGE UTILITY ROOM :
CLOAKROOM : GAS CENTRAL HEATING : DOUBLE GLAZING : BRICK PAVIA
PARKING FOR TWO PLUS CARS : LANDSCAPED ENCLOSED AND
PARTIALLY WALLED REAR GARDENS WITH ACCESS TO REAR LANE**

Good sized pillared porch with panelled front door to:-

ENTRANCE HALL:

High quality oak flooring. Victorian style radiator. Turning staircase to landing. Alarm control. Spotlights. Dimmer switch. Coloured and leaded light sash window to side wall.



CLOAKROOM:

Low level wc. Handwash basin. Extractor fan. Spotlights. Heated towel rail / radiator in stainless steel.

SITTING ROOM: 15'1 x 12'0

Lovely stone fireplace with cast iron inset and open grate. Cupboard to one side. Picture rails. Three wall light points. Dimmer switch. Deep bay window to the front. Victorian style radiator. Stripped wooden floor. Cat 5 network point.



DINING ROOM: 14'9 x 11'0.

Lovely stone fireplace with cast iron grate and coal effect gas fire. Low level store cupboards to either side and bookshelves above. Picture rails. Stripped wooden floor. Victorian style radiator and double-glazed French doors to rear garden. Dimmer switch. Cat 5 network point.



KITCHEN: 13'2 x 9'0

Custom fitted with inset one and half bowl sink unit with mixer taps, fitted waste disposal, cupboards and drawers with timber worktops. Part tiled walls. Gas point. Stainless steel cooker hood. Double radiator. Spotlights. Intergral dishwasher. Two corner carousels. Glass fronted crockery cupboards. Under unit lighting. Arch to:-



UTILITY ROOM: 15'10 x 4'3

Galley style with inset single drainer sink unit with mixer tap, cupboards and drawers matching the kitchen. Part tiled walls. Plumbing for washing machine and space for dryer. Larder cupboard. Two Velux windows. Spotlights. Radiator. Consumer unit. Doors to front and rear.



STAIRS LEADING TO FIRST FLOOR:

LANDING:

Spotlights. Access to fully boarded loft room with two Velux windows via timber retract ladder.



BEDROOM 1: 14'9 x 12'0

Two sets of double wardrobe cupboards with mirrored sliding doors. Bay window to the front with double radiator. Picture rails. Dimmer switch. Spotlights. Cat 5 network point.



BEDROOM 2: 14'8 x 11'0

Double radiator. Inset ceiling spotlights with dimmer switch. Picture rails. Two double wardrobe cupboards with mirrored doors.



BEDROOM 3: 9'0 x 9'0.

Wood strip floor. Double radiator. Triple wardrobe cupboard with sliding doors, housing gas fired boiler. Spotlights. Dimmer switch.



BATHROOM:

Victorian style cast iron claw foot roll top bath. Pedestal hand wash basin. Low level wc. Bathroom cabinet with shaver light / point. Extractor fan. Spotlights.



SHOWER ROOM:

Fully tiled shower cubicle with stainless steel controls and glazed door. Wash hand basin. Vertical towel rail / radiator in stainless steel. Shaver point. Back lit mirror.

EXTERIOR:

Front gardens recently laid to block pavia drive with parking for two cars. Low wall to the front and mature tree. Flower and shrub bed borders. Side door to utility room, giving access to rear gardens.

Rear gardens beautifully landscaped with full width decking. Gravel path. Lawns with flower and shrub bed borders. Mature trees and bushes including silver birch. Brick wall to the rear and one side fencing to the other. Outside light and tap. Two timber garden sheds, one with access to rear lane.







EPC: D63

NOTE:

All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT