



4 Hinton Road, Kingsholm, Gloucester, Gloucestershire, GL1 3JS

£265,000

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**Farr & Farr** Sales  
Lettings



**4 Hinton Road, Kingsholm,  
Gloucester, Gloucestershire, GL1 3JS**

**£265,000**

**A GOOD-SIZED EDWARDIAN SEMI DETACHED  
FAMILY HOUSE IN A VERY POPULAR TREE  
LINED RESIDENTIAL ROAD**

Hinton Road is a very popular tree lined residential Road situated just off Lansdown and Denmark Road approximately 1/2 a mile to the north of the city centre. Some of the area's most sought after schools are within walking distance, good shopping close by and access to the exciting development of the Quays is an easy reach.

Number 4 is good sized family home with 3 double bedrooms and a very well fitted shower room. To the ground floor, there are intercommunicating reception rooms and an 18' kitchen which adjoins and overlooks the garden. Internally it is double glazed and gas central heated but does require some updating.

#### **ENTRANCE PORCH**

Upvc double glazed front door to:-

#### **ENTRANCE HALL**

Radiator. Mosaic floor. Decorative arch. Staircase to landing. Door to:-

#### **DINING ROOM 11' 8" x 11' 5" (3.55m x 3.48m)**

Double radiator. Wall light point. Built in cupboards. Wide arch to:-

#### **SITTING ROOM 13' 3" x 11' 2" (4.04m x 3.40m)**

Timber and tiled fireplace with coal effect gas fire. TV point. Double radiator. Cornice ceiling. Bay window to the front. Built in cupboards and shelving. Wall light point.

#### **KITCHEN 19' 8" x 8' 5" (5.99m x 2.56m)**

Inset single drainer one and a half bowl single drainer stainless steel sink unit with mixer taps, cupboards, and drawers below. Wall and base units. Worktops. Plumbing for washing machine and dishwasher. Built in double oven and four ring gas hob with extractor hood. Space for fridge freezer. Large radiator. Understairs cupboard. Door to garden.

#### **FIRST FLOOR**

##### **LANDING**

Radiator. Access to loft with retractable ladder.

#### **BEDROOM 1 14' 9" x 11' 0" (4.49m x 3.35m)**

Double radiator. Two windows to the front.

#### **BEDROOM 2 11' 10" x 9' 3" (3.60m x 2.82m)**

Double radiator. Built in wardrobe cupboards.

#### **BEDROOM 3 10' 10" x 8' 6" (3.30m x 2.59m)**

Double radiator. Airing cupboard with factory lagged cylinder with immersion heater and central heating time clocks.

#### **SHOWER ROOM**

Fully tiled shower cubicle with Mira controls and glazed sliding doors. Pedestal wash hand basin. Low level WC. Fully tiled walls. Vertical heated towel rail/radiator. Vinyl floor.

#### **EXTERIOR**

Front gardens with brick wall to the front with wrought iron gates. Paved terracing with rose beds and gated side access to:- Rear gardens, of a good size with area of terrace, shrub and rose bed borders to one side opening to lawns with central path. Timber garden shed. Outside tap and lighting.

#### **AGENTS NOTE**

COUNCIL TAX: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		









Approx Total Area: 93.4 m<sup>2</sup> ... 1005 ft<sup>2</sup>

Drawn by: www.gloucesterenergysolutions.co.uk  
 This plan is for layout guidance only. Not drawn to scale, unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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