

ESTATE AGENTS



# Farr & Farr

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**PRICE: £395,000**

**REF: LG24238/JF**

**143 OXFORD ROAD  
KINGSHOLM  
GLOUCESTER  
GL1 3ED**



**A BEAUTIFULLY MAINTAINED 1930'S DETACHED FAMILY HOUSE  
TOGETHER WITH SELF CONTAINED ANNEX (UNFINISHED) AND  
LARGE WESTERLY FACING GARDENS**

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## **143 OXFORD ROAD, KINGSHOLM, GLOUCESTER**

Number 143 is situated at the top of Oxford Road and being treelined close to Denmark Road. Some of the Cities most sought after schools are within walking distance, good local shopping is close by and access to the Cathedral and exciting Quays development at the Docklands is within easy reach.

The property has been the subject of modernisation and improvement over recent years and offers good sized well planned family accommodation with gas central heating and double glazing throughout. To the exterior there is ample off road parking and concealed parking to the side and almost complete detached annex with a beautifully fitted shower room and large private Westerly backing sunny gardens.

**THREE GOOD BEDROOMS: WELL FITTED BATHROOM: SITTING ROOM:  
DINING ROOM: LARGE CONSERVATORY: BEAUTIFULLY FITTED KITCHEN:  
GAS CENTRAL HEATING (NEW BOILER): UPVC DOUBLE GLAZING: 26' X 17'  
DETACHED ANNEX WHICH NEEDS FINISHING WITH NEWLY FITTED ENSUITE  
SHOWER ROOM: AMPLE OFF ROAD PARKING: FURTHER CONCEALED  
PARKING: LARGE WESTERLY BACKING PRIVATE REAR GARDENS:**

Upvc double glazed front door to:-

### **ENTRANCE HALL:**

High quality flooring. Double radiator. Staircase to landing. Round side window. Understairs cupboard. Wall thermostat.



### **DINING ROOM: 12'2 x 11'8.**

Bay window to the front. Double radiator. Marble fireplace.



**SITTING ROOM: 12'8 x 11'.**

Fireplace with tiled insets and cast iron grate (open). Double radiator. Picture rails. Dimmer switches. Wide opening to:-



**CONSERVATORY: 13'3 x 10'3.**

Timber floor. Double radiator. Two wall light points. Double Upvc double French doors to terrace and garden.



**KITCHEN: 16'2 x 7'.**

Very comprehensively fitted with double Belfast sink with mixer taps set into thick timber worktops with cupboards and drawers below. Wall and base units with internal under unit lighting. Timber breakfast bar. High quality flooring. Plumbing for dishwasher. Space for American fridge/freezer. Cupboard housing recently installed central heating boiler. Inset ceiling spotlights. Double glazed door to garden.





**FIRST FLOOR:**

**LANDING:**

Access to loft. Automatic light.

**BEDROOM 1: 13'6 x 11'2.**

Radiator. Built in cupboards into bay with shelving and dressing table unit. Fireplace. Inset ceiling spotlights with dimmer switches. T.V point.



**BEDROOM 2: 11'7 x 10'10.**  
Radiator.



**BEDROOM 3: 7'3 x 7'2.**  
Radiator.



**BATHROOM:**

Very well fitted with white suite of panelled bath with mixer taps and separate stainless steel shower unit, fully tiled splashbacks and glazed screen. Wash hand basin. Low level W.C. Fully tiled walls. Tiled floor. Stainless steel towel rail/radiator.

**EXTERIOR:**

Front gardens with walling and flower beds. Area with gravel with parking for 3 plus cars with double gates to the side and additional concealed parking.

**ANNEX: 26'3 x 17'2.**

(Requiring finishing, plater, walling etc). Power and light. Windows to the front and side overlooking the garden as well as the rear. Patio doors to terrace. Access to roof storage. Plumbing for washing machine.



**ENSUITE SHOWER ROOM:**

(Completed). Newly fitted. Double shower with Mira controls. Tiled and glazed sliding doors. Low level W.C. Vanity unit set into worktops with shelving below. Automatic low level lighting. Extractor fan. Ceiling spotlights.



**EXTERIOR:**

Rear gardens Westerly backing, very private and of a good size. Predominantly laid to lawns with small area of brick paved terrace. Second area of large stone terrace with trellis and raised shrub bed surrounds. Outside light and tap. Apple tree. All enclosed by fencing and high hedges. Good sized garden store.







**EPC: D-56**

**AGENTS NOTE:**

**All room sizes are approximate**

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**