



6 Kitchener Avenue

, Gloucester, GL1 5EN

£230,000



Located within easy walking distance of Gloucester Quays and Gloucester city centre, this attractive red-brick period terrace offers an excellent opportunity for first-time buyers or investors alike.

The property combines character features with practical living space and is offered to the market with no onward chain, allowing for a smoother and potentially quicker purchase. Situated in the popular Linden area, the home benefits from convenient access to local amenities & fantastic transport links.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power point, stairs leading to first floor, door through to lounge/diner.

Living Room

Upvc double glazed windows to front, television point, radiator, power points, archway too:

Dining Area

Upvc double glazed window to rear, radiator, power points. Door too:

Kitchen

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for appliances, tiled flooring, partly tiled walls,

Rear Hallway

Upvc double glazed door to side, door too:

Ground Floor Bathroom

Upvc frosted double glazed windows to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, extractor fan, tiled flooring, partly tiled walls, extractor fan.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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