



13 Edwy Parade

Kingsholm, Gloucester, GL1 2QH

£325,000



Murdock & Wasley Estate Agents are pleased to offer this charming three-bedroom period home in Kingsholm, just a short walk from the city centre, train station, and hospital. The property overlooks a private, gated garden and tennis court for residents only.

This early 1900s home combines period features with modern comforts, including exposed wooden floorboards, high ceilings, and pine doors. The bay-fronted lounge features a wood-burning stove, built-in shelves, and ceiling coving, while a separate family room adds extra living space. The 20ft kitchen diner is bright and spacious with plenty of storage and dining options.

Upstairs, the period charm continues with stunning ornate fireplaces in each bedroom and intricate details that enhance the character of the three double bedrooms and family bathroom.

A south facing rear garden offers a lawn and a decking area to the side, ideal for relaxing or entertaining.



Entrance Hallway

Accessed via wooden door, original wooden flooring, wall mounted radiator, door to under stairs storage, stairs to first floor landing. Doors lead off:

Lounge

Television point, data point, power points, working log burner with fireplace surround, wall mounted radiator, ceiling rose, coving, picture rails, front aspect double glazed timber-framed sash windows.

Family Room

Power points, wall mounted radiator, custom built storage, picture rails, original wood flooring, rear aspect upvc double glazed window.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, sink unit with mixer tap over, oak worksurfaces. Appliance points, power points, electric oven/grill with five ring hob with extractor hood over. Integral dishwasher, space for tall fridge/freezer, washing machine and dining table. Wall mounted radiator, ceiling lantern, inset spotlights, side aspect upvc double glazed window and rear aspect double glazed bi fold door leading to the garden.

Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, side aspect frosted upvc double glazed window.

First Floor Landing

Access to sizable loft, currently used for storage, via hatch and drop down ladder, wall mounted radiator, doors lead off:

Bedroom One

Power points, wall mounted radiator, ornate fireplace, front aspect double glazed sash windows.

Bedroom Two

Power points, ornate fireplace, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, ornate fireplace, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap over, wall mounted heated towel rail, partly tiled walls, side aspect upvc double glazed window.

Outside

To the front of the property a small raised garden, laid to shingle, is enclosed by a low level wall.

To the rear of the property a garden mainly laid to lawn with a shed at the bottom is enclosed by a low level brick wall and fencing. There is an area of decking to the side with bench seating that also acts as storage.

Parking

On road parking and residents permits are available for circa £65 per annum for the first car and circa £130 per annum for the second.

Agents Note

Residents of Edwy Parade and Kingsholm Square can pay £25 per annum which gives access to the private tennis courts and enables entry to the ballot for Wimbledon Tennis Championships tickets.

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold

Local Authority

Gloucester City Council

Tax Band: B

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	78
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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