



## 20 Henry Street

Kingsholm, Gloucester, GL1 3DZ

**£225,000**



Murdock & Wasley Estate Agents are pleased to bring to market this fantastic opportunity for first-time buyers, just a short walk from Gloucester City Centre and moments from the renowned Kingsholm Rugby Stadium. The property is also within walking distance of Kingsholm Church of England Primary School, making it ideal for young families. Additionally, it is conveniently located within walking distance of Gloucester Royal Hospital, making it perfect for healthcare professionals.

The accommodation comprises an entrance hall, a lounge to the front, a spacious dining room, and a modern kitchen on the ground floor. Upstairs, there are two well-proportioned double bedrooms, a landing area, and a generous family bathroom.

Outside, the property benefits from an enclosed rear garden, featuring a mix of lawn and patio space, mature plants, and fenced boundaries for privacy, an ideal setting for outdoor relaxation or entertaining.



### Entrance Hallway

Accessed via upvc double glazed door, wall mounted radiator, original tiled flooring, stairs to first floor landing. Doors lead off:

### Lounge

Television point, data point, power points, working fireplace with surround, coving, front aspect upvc double glazed window.

### Dining Area

Power points, wall mounted radiator, space for dining table, door to under stairs storage, coving, rear aspect upvc double glazed window. Door leads off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven point with extractor hood over. Integral fridge freezer and integral fridge, space for dishwasher and washing machine, vertical wall mounted radiator, tiled flooring, inset ceiling spot lights, side aspect upvc double glazed windows, side aspect upvc double glazed door opening out to the garden.

### First Floor Landing

Access to loft via hatch, doors lead off:

### Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed windows.

### Bedroom Two

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

### Bathroom

Suite comprising low level wc, bath with mixer tap over, step in shower cubicle with shower over, wall mounted wash hand basin with mixer tap over and storage below, wall mounted heated towel rail, base mounted storage units with wooden worktop over, partly tiled walls, combination boiler, rear aspect double glazed window.

### Outside

To the front of the property a courtyard garden is enclosed by a low level wall.

To the rear of the property a flagstone patio leads down to a garden mainly laid to lawn which is enclosed by wooden fencing.

### Services

Mains water, gas, electricity & drainage.

### Tenure

Freehold

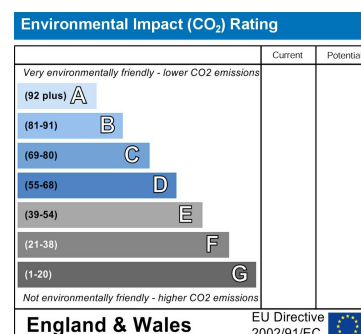
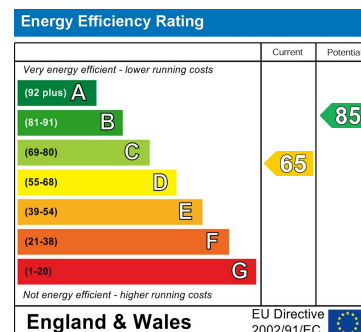
### Local Authority

Gloucester City Council

Tax Band: B

### Awaiting Vendor Approval

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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