



## 16 Henry Street

Kingsholm, Gloucester, GL1 3DZ

**£250,000**



Murdock & Wasley Estate Agents are pleased to bring to market this fantastic opportunity, 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, a modern kitchen, and a generous family bathroom, all located on the ground floor. Upstairs, there are three well proportioned bedrooms and a landing area.

Externally, the property boasts a south facing garden, perfect for enjoying the sunshine throughout the day.

Whether you're a first time buyer, a growing family or an investor looking for a well positioned home, this property offers excellent potential and convenience.





### Entrance Hallway

Accessed via upvc double glazed door, wall mounted column radiator, stairs to landing. Door leads off:

### Lounge

Television point, data point, power points, wall mounted radiator, custom fitted shutters, front aspect upvc double glazed window. French doors lead off:

### Dining Area

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

### Kitchen

Range of base, wall and drawer mounted units, wood worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/grill with four ring induction hob above. Space for fridge freezer, washing machine, side aspect upvc double glazed windows. Door leads off:

### Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, wall mounted radiator, rear and side aspect upvc double glazed window.

### Landing

Access to loft via hatch, doors lead off:

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Outside

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

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

### Tenure

Freehold.

### Services

Mains Water, gas, electric and drainage.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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